

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Green Lake / 43

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 342

Range of Sale Dates: 1/2001 - 12/2002

| Sales – Improved Valuation Change Summary | | | | | | |
|---|-----------|-----------|-----------|------------|-------|--------|
| | Land | Imps | Total | Sale Price | Ratio | COV* |
| 2002 Value | \$154,700 | \$184,600 | \$339,300 | \$365,000 | 93.0% | 13.10% |
| 2003 Value | \$162,000 | \$197,500 | \$359,500 | \$365,000 | 98.5% | 12.86% |
| Change | +\$7,300 | +\$12,900 | +\$20,200 | | +5.5% | -0.24% |
| % Change | +4.7% | +7.0% | +6.0% | | +5.9% | -1.83% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.24% and -1.83% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

| | Land | Imps | Total |
|-----------------------|-----------|-----------|-----------|
| 2002 Value | \$158,800 | \$181,400 | \$340,200 |
| 2003 Value | \$166,300 | \$194,400 | \$360,700 |
| Percent Change | +4.7% | +7.2% | +6.0% |

Number of one to three unit residences in the Population: 3706

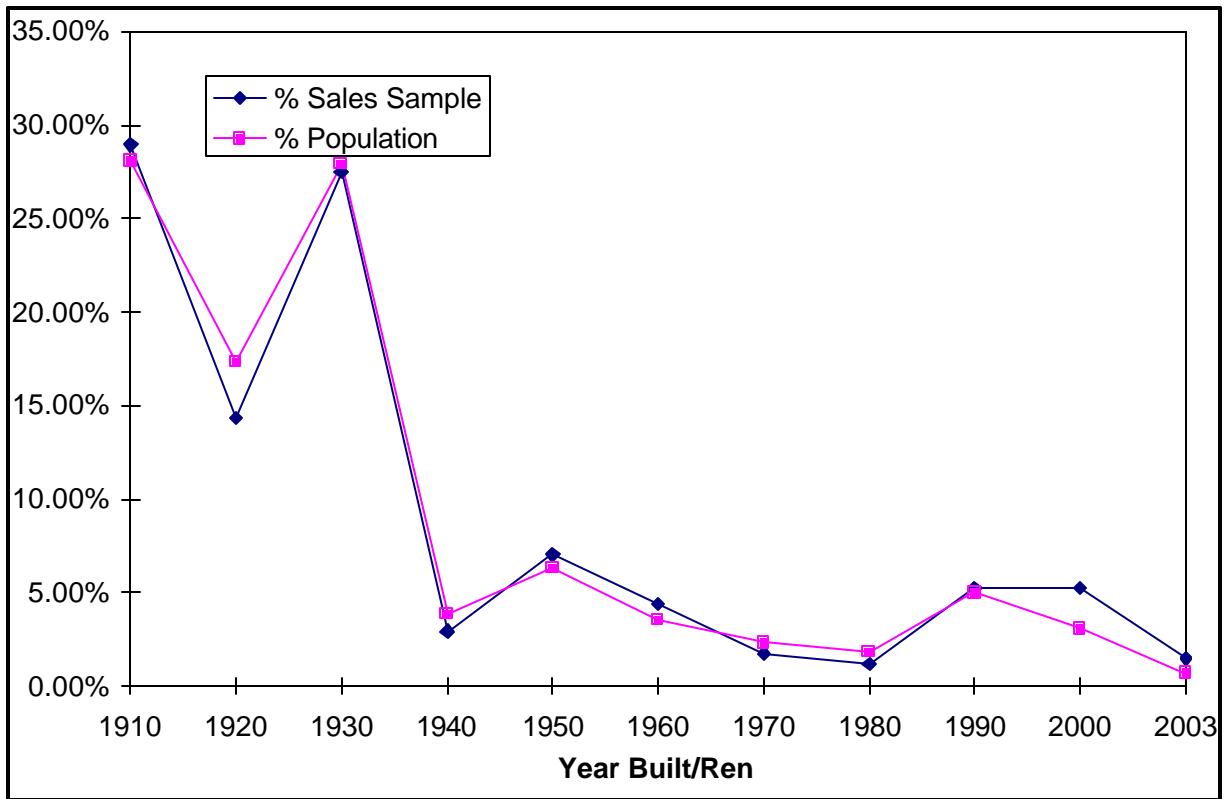
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that three characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses over 50 years in age and homes over 1.5 stores were lower than others and the formula adjusted them upward more than the other parcels. Homes in very good condition had a higher assessment ratio than the others and the formula adjusted them downward. The formula adjusts for these differences thus improving equalization. There are no waterfront properties in this area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 99 | 28.95% |
| 1920 | 49 | 14.33% |
| 1930 | 94 | 27.49% |
| 1940 | 10 | 2.92% |
| 1950 | 24 | 7.02% |
| 1960 | 15 | 4.39% |
| 1970 | 6 | 1.75% |
| 1980 | 4 | 1.17% |
| 1990 | 18 | 5.26% |
| 2000 | 18 | 5.26% |
| 2003 | 5 | 1.46% |
| | 342 | |

| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 1041 | 28.09% |
| 1920 | 643 | 17.35% |
| 1930 | 1034 | 27.90% |
| 1940 | 143 | 3.86% |
| 1950 | 234 | 6.31% |
| 1960 | 132 | 3.56% |
| 1970 | 86 | 2.32% |
| 1980 | 68 | 1.83% |
| 1990 | 185 | 4.99% |
| 2000 | 114 | 3.08% |
| 2003 | 26 | 0.70% |
| | 3706 | |

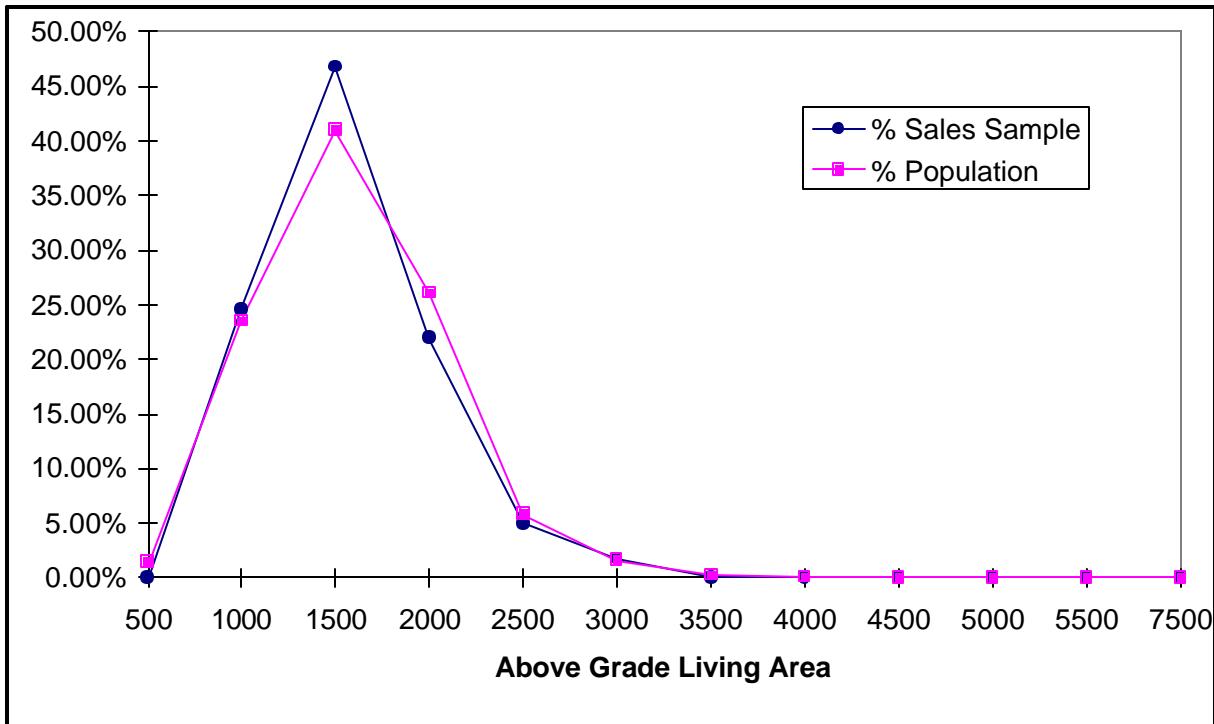


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 84 | 24.56% |
| 1500 | 160 | 46.78% |
| 2000 | 75 | 21.93% |
| 2500 | 17 | 4.97% |
| 3000 | 6 | 1.75% |
| 3500 | 0 | 0.00% |
| 4000 | 0 | 0.00% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | | 342 |

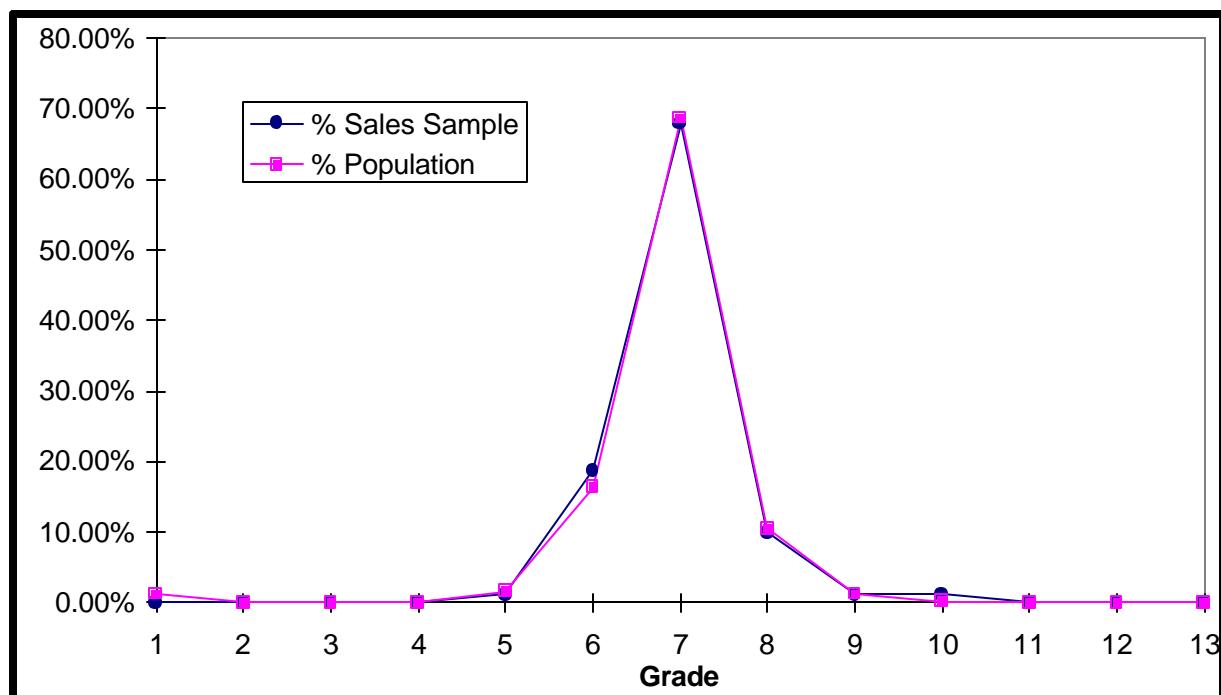
| Population | | |
|-------------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 53 | 1.43% |
| 1000 | 872 | 23.53% |
| 1500 | 1519 | 40.99% |
| 2000 | 967 | 26.09% |
| 2500 | 217 | 5.86% |
| 3000 | 60 | 1.62% |
| 3500 | 11 | 0.30% |
| 4000 | 4 | 0.11% |
| 4500 | 1 | 0.03% |
| 5000 | 1 | 0.03% |
| 5500 | 1 | 0.03% |
| 7500 | 0 | 0.00% |
| | | 3706 |



The sales sample frequency distribution follows the population distribution reasonably close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

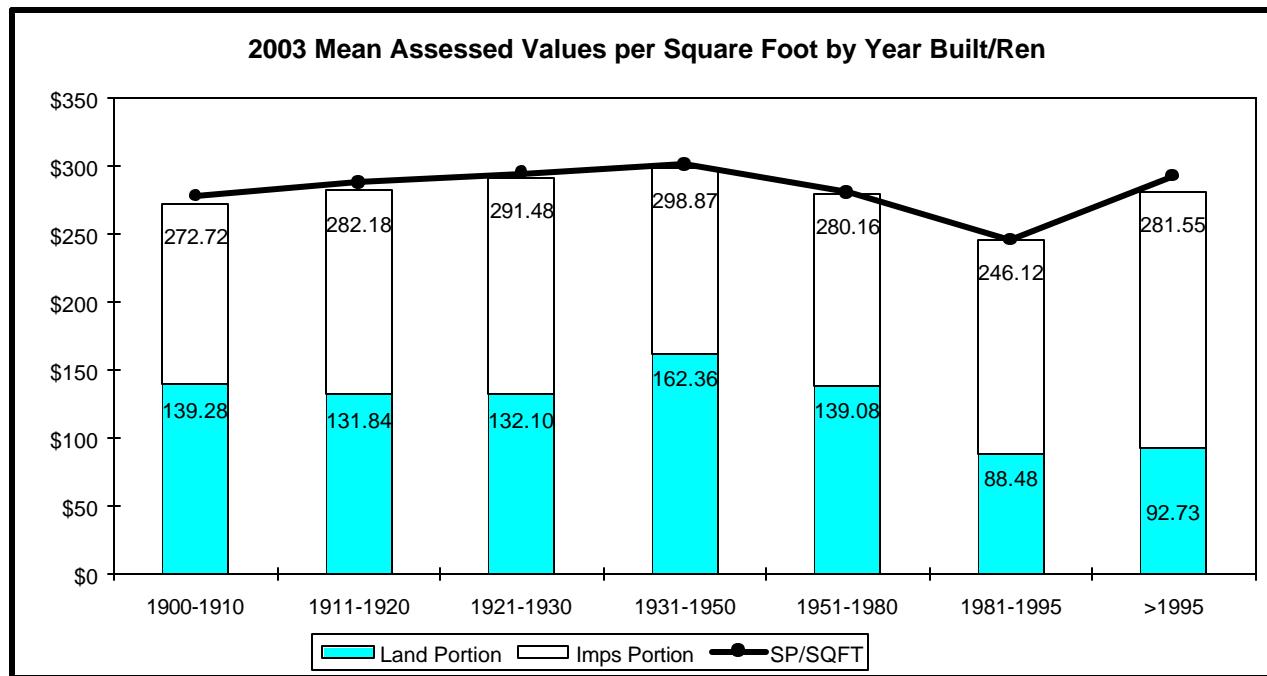
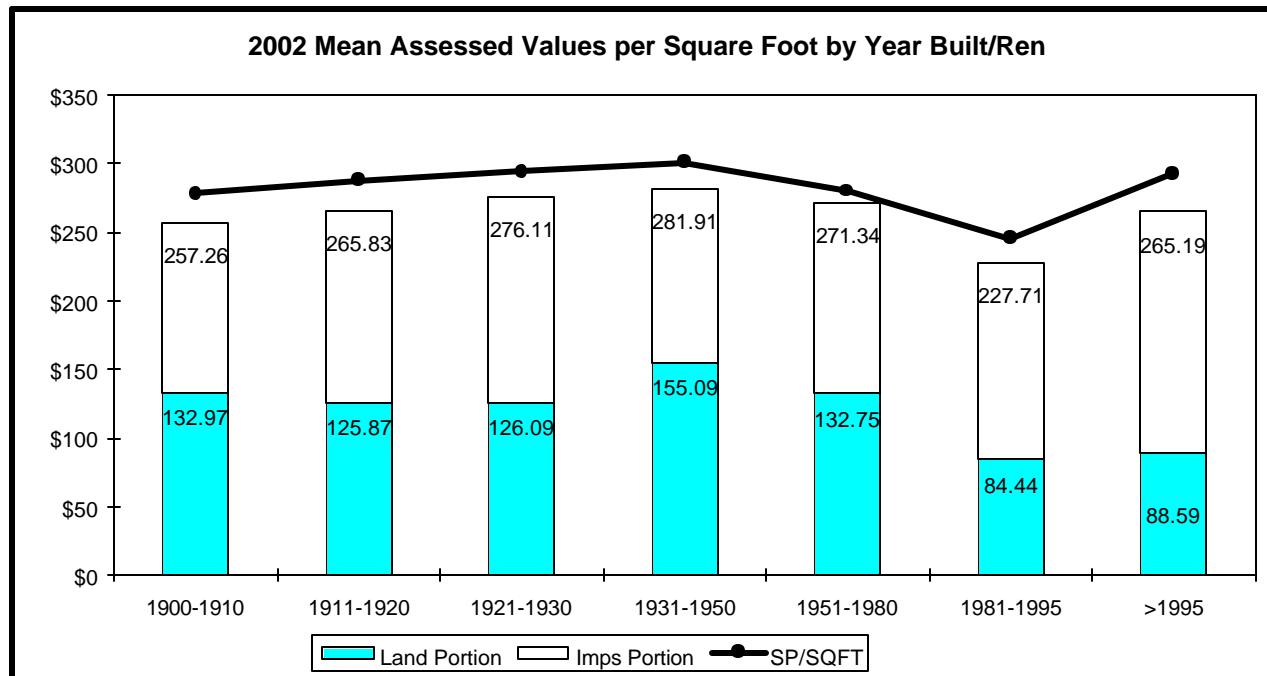
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 45 | 1.21% |
| 2 | 0 | 0.00% | 2 | 0 | 0.00% |
| 3 | 0 | 0.00% | 3 | 0 | 0.00% |
| 4 | 0 | 0.00% | 4 | 0 | 0.00% |
| 5 | 4 | 1.17% | 5 | 60 | 1.62% |
| 6 | 64 | 18.71% | 6 | 608 | 16.41% |
| 7 | 232 | 67.84% | 7 | 2548 | 68.75% |
| 8 | 34 | 9.94% | 8 | 389 | 10.50% |
| 9 | 4 | 1.17% | 9 | 45 | 1.21% |
| 10 | 4 | 1.17% | 10 | 10 | 0.27% |
| 11 | 0 | 0.00% | 11 | 1 | 0.03% |
| 12 | 0 | 0.00% | 12 | 0 | 0.00% |
| 13 | 0 | 0.00% | 13 | 0 | 0.00% |
| | | 342 | | | 3706 |



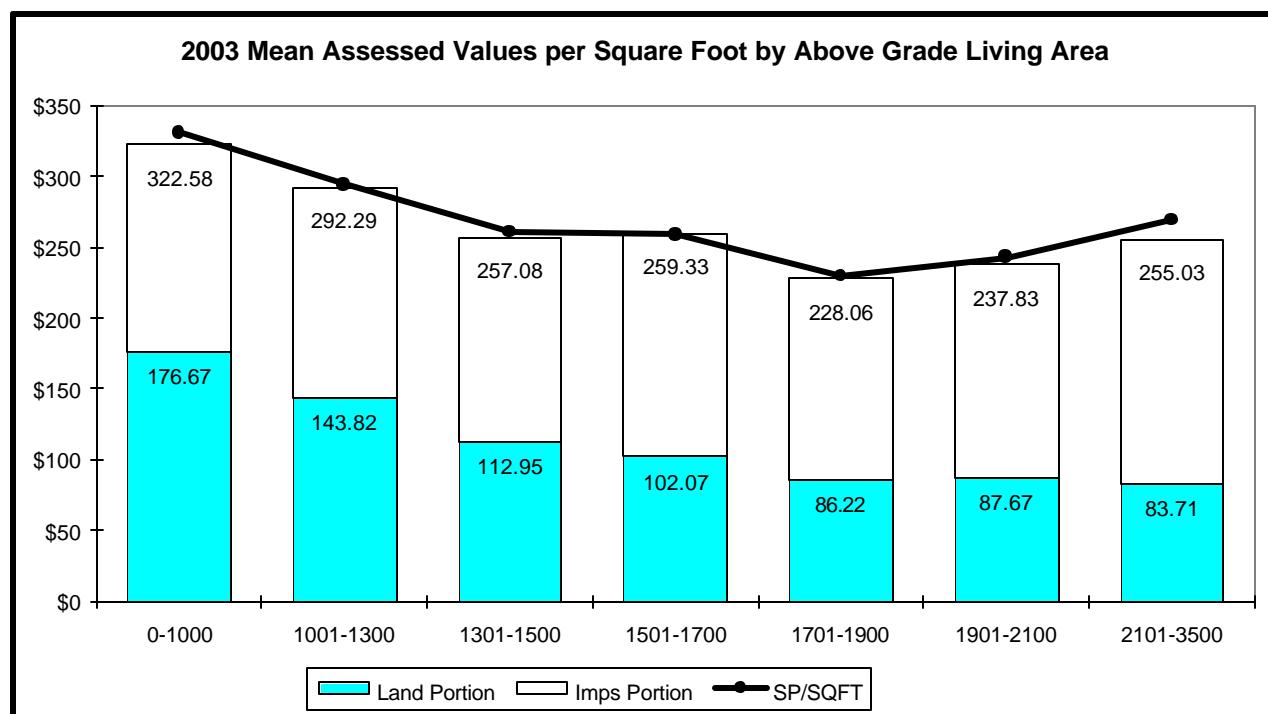
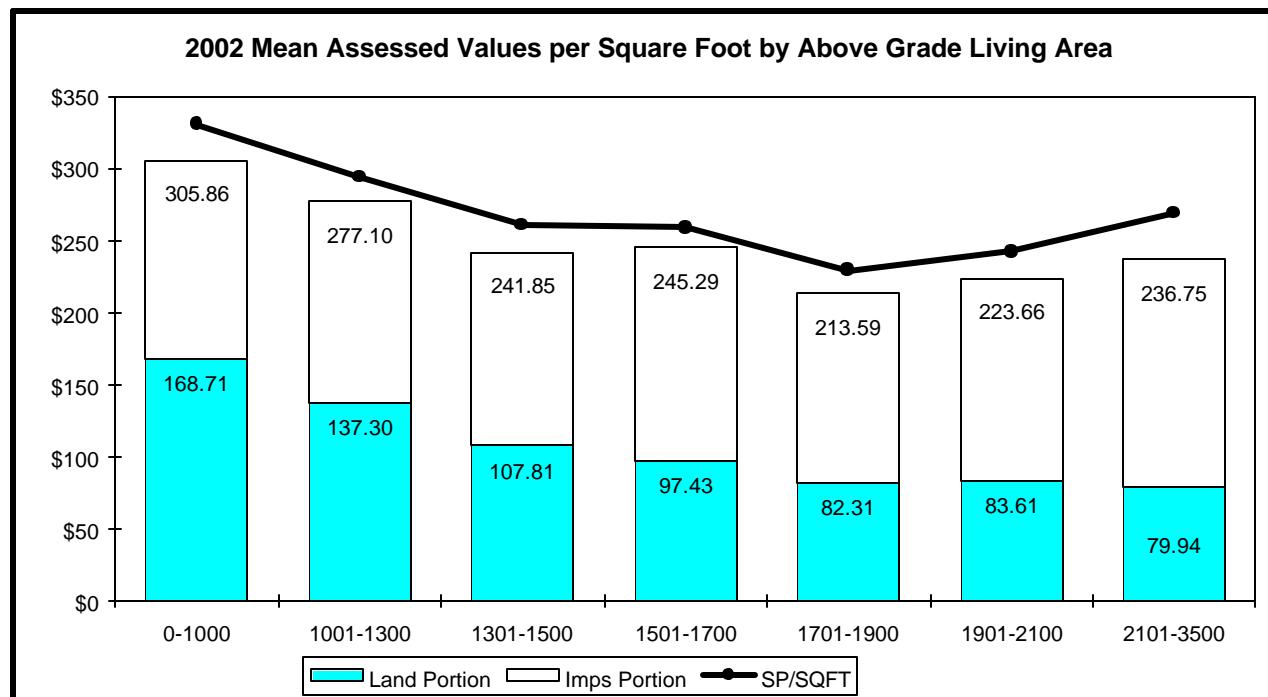
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



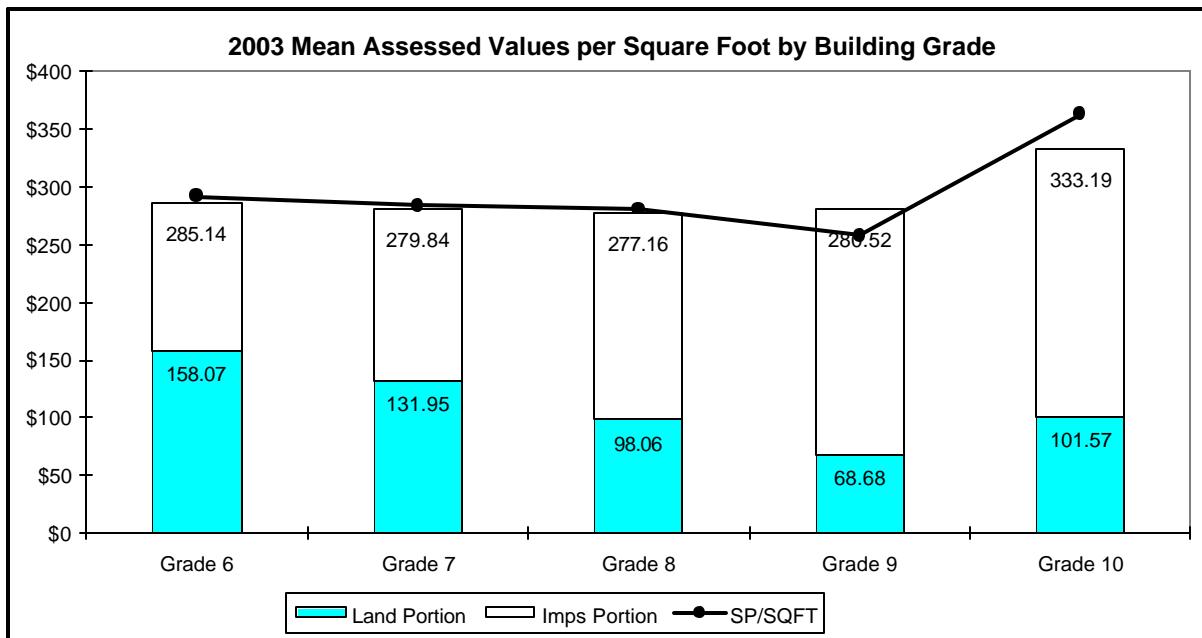
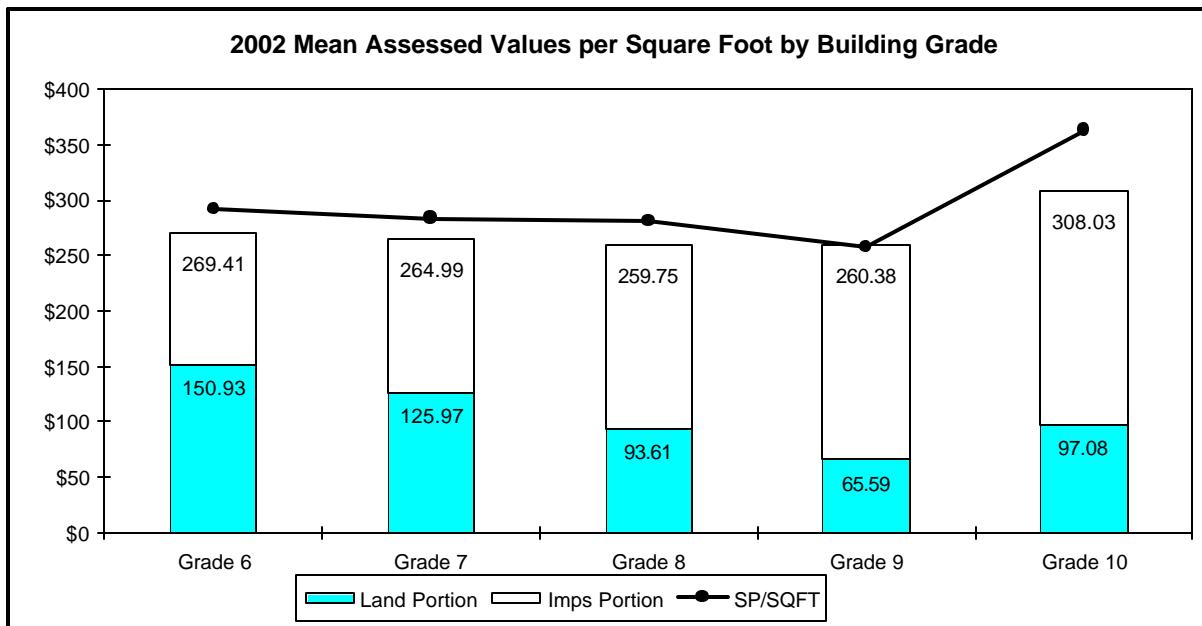
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. 242 of the 342 sales have a Year Built/Ren 1930 and earlier. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. There are only 14 sales in the 1901 -2100 ALGA range and 14 sales in the 2101-3500 AGLA range. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. There are only 4-grade 9, and 4-grade 10 houses in the sale sample. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the overall percentage change, a market adjustment for land values was derived. This resulted in an overall increase of 4.7% in the land assessments in the area for 2003. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 342 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses over 50 years in age (the “OldAge” adjustment) and homes over 1.5 stores were lower than others and the formula adjusted them upward more than the other parcels. Homes in very good condition had a higher assessment ratio than the others and the formula adjusted them downward. The formula adjusts for these differences thus improving equalization. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\text{2003 Total Value} = \text{2002 Total Value} / (0.989204 - 0.04735146(\text{if Old Age \{over 50years\}}) + 0.06094417(\text{if Very Good Condition}) - 0.06509651(\text{if over 1.5 Stories}))$$

The resulting total value is rounded down to the next \$1,000, *then*:
2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, then: 2003 Total Value = 2002 Total Value*1.05 (rounded down, then, 2003 Imps Value = 2003 Total – 2003 Land).

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, then: 2003 Total Value = 2002 Total Value*1.05 (rounded down, then, 2003 Imps Value = 2003 Total – 2003 Land. *These include parcels with houses that have no characteristics data in the Assessor’s database.*

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, they will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no Mobile Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 43 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

1.09%

OldAge (>50) Yes

% Adjustment 5.08%

Very Good Condition Yes

% Adjustment -5.87%

Over 1.5 Stry Yes

% Adjustment 7.12%

Comments

The 1.09% adjustment shown is what would be applied in the absence of any other adjustments.

For instance, a 1930 home in very good condition would receive a .3% upward adjustment (1.09%+5.08%-5.87%).

Approximately 7.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Approximately 84% of the population (3128 out of 3706) is considered "Old Age".

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics. A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .985. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| 5 | 4 | 0.884 | 0.956 | 8.1% | 0.766 | 1.145 |
| 6 | 64 | 0.932 | 0.986 | 5.7% | 0.951 | 1.020 |
| 7 | 232 | 0.930 | 0.984 | 5.7% | 0.967 | 1.000 |
| 8 | 34 | 0.922 | 0.983 | 6.7% | 0.942 | 1.025 |
| 9 | 4 | 1.009 | 1.086 | 7.7% | 1.022 | 1.149 |
| 10 | 4 | 0.873 | 0.944 | 8.2% | 0.747 | 1.141 |
| Year Built or Year Renovated | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 1900-1910 | 99 | 0.920 | 0.976 | 6.2% | 0.951 | 1.002 |
| 1911-1920 | 49 | 0.926 | 0.983 | 6.2% | 0.945 | 1.021 |
| 1921-1930 | 94 | 0.935 | 0.988 | 5.7% | 0.961 | 1.016 |
| 1931-1950 | 34 | 0.933 | 0.989 | 6.0% | 0.947 | 1.032 |
| 1951-1980 | 25 | 0.969 | 1.001 | 3.3% | 0.953 | 1.049 |
| 1981-1995 | 21 | 0.924 | 0.999 | 8.1% | 0.947 | 1.051 |
| >1995 | 20 | 0.918 | 0.978 | 6.5% | 0.911 | 1.044 |
| Old Age (>50) Y/N | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| No | 56 | 0.932 | 0.988 | 6.0% | 0.956 | 1.020 |
| Yes | 286 | 0.929 | 0.984 | 6.0% | 0.969 | 1.000 |
| Condition | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| Average | 166 | 0.913 | 0.972 | 6.5% | 0.952 | 0.993 |
| Good | 150 | 0.937 | 0.998 | 6.5% | 0.977 | 1.018 |
| Very Good | 26 | 0.981 | 0.988 | 0.8% | 0.949 | 1.028 |
| Stories | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 1 | 157 | 0.937 | 0.985 | 5.1% | 0.966 | 1.005 |
| 1.5 | 126 | 0.939 | 0.986 | 4.9% | 0.961 | 1.010 |
| >1.5 | 59 | 0.898 | 0.983 | 9.5% | 0.951 | 1.015 |

Area 43 Annual Update Ratio Confidence Intervals

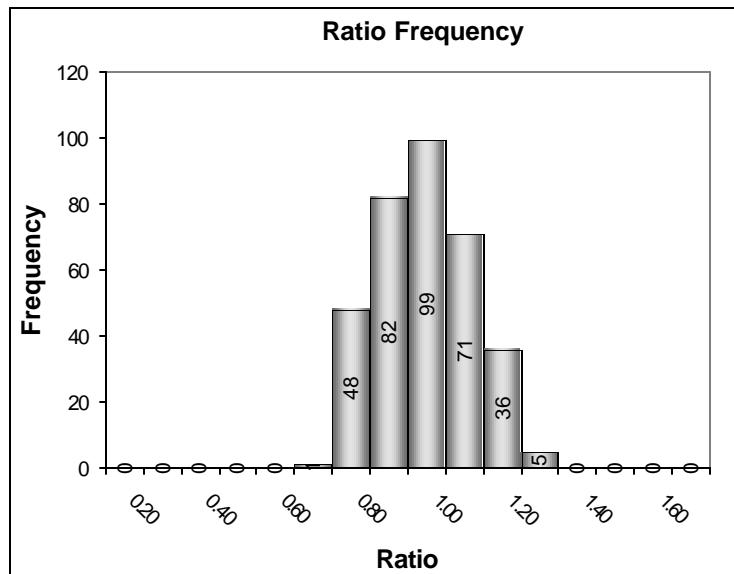
These tables represent the percentage changes for specific characteristics. A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .985. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| <801 | 18 | 0.937 | 0.989 | 5.5% | 0.918 | 1.059 |
| 0801-1000 | 66 | 0.921 | 0.971 | 5.5% | 0.941 | 1.001 |
| 1001-1500 | 160 | 0.935 | 0.989 | 5.7% | 0.969 | 1.009 |
| 1501-2000 | 75 | 0.940 | 0.997 | 6.1% | 0.967 | 1.028 |
| 2001-2500 | 17 | 0.894 | 0.961 | 7.5% | 0.906 | 1.015 |
| >2500 | 6 | 0.883 | 0.952 | 7.8% | 0.804 | 1.100 |
| View Y/N | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| No | 319 | 0.935 | 0.989 | 5.8% | 0.975 | 1.003 |
| Yes | 23 | 0.877 | 0.945 | 7.8% | 0.897 | 0.993 |
| Wft Y/N | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| No | 342 | 0.929 | 0.985 | 6.0% | 0.971 | 0.999 |
| Sub | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| 5 | 204 | 0.932 | 0.986 | 5.8% | 0.968 | 1.003 |
| 9 | 138 | 0.926 | 0.984 | 6.2% | 0.962 | 1.006 |
| Lot Size | Count | 2002 Weighted Mean | 2003 Weighted Mean | Percent Change | 2003 Lower 95% C.L.. | 2003 Upper 95% C.L. |
| <3000 | 17 | 0.915 | 0.967 | 5.8% | 0.907 | 1.027 |
| 3000-4000 | 143 | 0.936 | 0.991 | 5.8% | 0.968 | 1.013 |
| 4001-5000 | 115 | 0.940 | 0.996 | 6.0% | 0.974 | 1.019 |
| >5000 | 67 | 0.904 | 0.961 | 6.3% | 0.932 | 0.990 |

Annual Update Ratio Study Report (Before)

2002 Assessments

| | | | |
|---|---------------------------------|---|---|
| District/Team: NW / Team-1 | Lien Date: 01/01/2002 | Date of Report: 7/15/2003 | Sales Dates: 1/2001 - 12/2002 |
| Area 43 | Appr ID: DPAN | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 342 | | | |
| <i>Mean Assessed Value</i> 339,300 | | | |
| <i>Mean Sales Price</i> 365,000 | | | |
| <i>Standard Deviation AV</i> 86.791 | | | |
| <i>Standard Deviation SP</i> 103.519 | | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> 0.943 | | | |
| <i>Median Ratio</i> 0.938 | | | |
| <i>Weighted Mean Ratio</i> 0.930 | | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> 0.699 | | | |
| <i>Highest ratio:</i> 1.221 | | | |
| <i>Coefficient of Dispersion</i> 10.90% | | | |
| <i>Standard Deviation</i> 0.124 | | | |
| <i>Coefficient of Variation</i> 13.10% | | | |
| <i>Price Related Differential (PRD)</i> 1.014 | | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> 0.922 | | | |
| <i>Upper limit</i> 0.959 | | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> 0.930 | | | |
| <i>Upper limit</i> 0.956 | | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> 3706 | | | |
| <i>B (acceptable error - in decimal)</i> 0.05 | | | |
| <i>S (estimated from this sample)</i> 0.124 | | | |
| Recommended minimum: 24 | | | |
| <i>Actual sample size:</i> 342 | | | |
| Conclusion: OK | | | |
| NORMALITY | | | |
| Binomial Test | | | |
| <i># ratios below mean:</i> 177 | | | |
| <i># ratios above mean:</i> 165 | | | |
| <i>Z:</i> 0.649 | | | |
| Conclusion: Normal* | | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



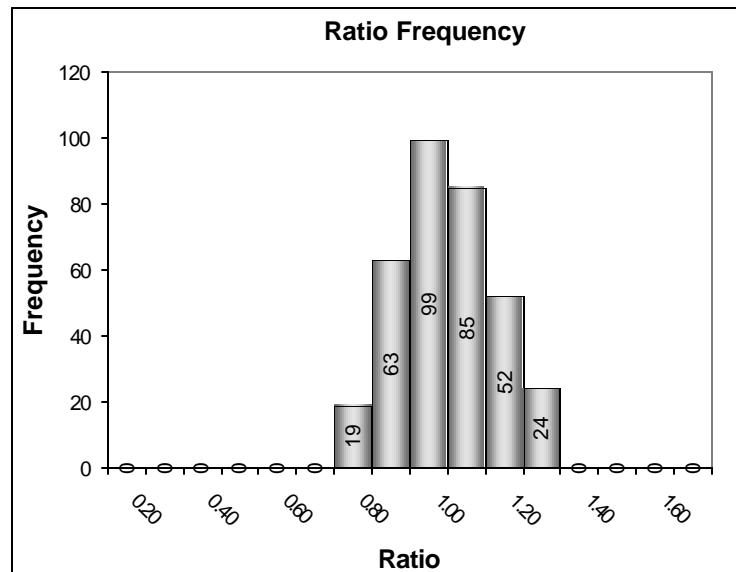
COMMENTS:

1 to 3 Unit Residences throughout area 43

Annual Update Ratio Study Report (After)

2003 Assessments

| | | | |
|---|---------------------------------|---|---|
| District/Team: NW / Team-1 | Lien Date: 01/01/2003 | Date of Report: 7/15/2003 | Sales Dates: 1/2001 - 12/2002 |
| Area 43 | Appr ID: DPAN | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 342 | | | |
| <i>Mean Assessed Value</i> 359,500 | | | |
| <i>Mean Sales Price</i> 365,000 | | | |
| <i>Standard Deviation AV</i> 93,256 | | | |
| <i>Standard Deviation SP</i> 103,519 | | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> 0.999 | | | |
| <i>Median Ratio</i> 0.989 | | | |
| <i>Weighted Mean Ratio</i> 0.985 | | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> 0.741 | | | |
| <i>Highest ratio:</i> 1.295 | | | |
| <i>Coefficient of Dispersion</i> 10.70% | | | |
| <i>Standard Deviation</i> 0.128 | | | |
| <i>Coefficient of Variation</i> 12.86% | | | |
| <i>Price Related Differential (PRD)</i> 1.014 | | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> 0.976 | | | |
| <i>Upper limit</i> 1.012 | | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> 0.985 | | | |
| <i>Upper limit</i> 1.012 | | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> 3706 | | | |
| <i>B (acceptable error - in decimal)</i> 0.05 | | | |
| <i>S (estimated from this sample)</i> 0.128 | | | |
| Recommended minimum: 26 | | | |
| <i>Actual sample size:</i> 342 | | | |
| Conclusion: OK | | | |
| NORMALITY | | | |
| Binomial Test | | | |
| <i># ratios below mean:</i> 178 | | | |
| <i># ratios above mean:</i> 164 | | | |
| <i>Z:</i> 0.757 | | | |
| Conclusion: Normal* | | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 43

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|------|----------|-----------|----------------|------|----------|------|-------------|----------------------|
| 5 | 385690 | 5060 | 07/26/01 | 228000 | 770 | 0 | 5 | 1906 | 4 | 6120 | No | No | 309 NE 56TH ST |
| 5 | 125720 | 0910 | 02/22/02 | 255000 | 850 | 0 | 5 | 1904 | 4 | 3060 | No | No | 2331 N 64TH ST |
| 5 | 125720 | 0575 | 11/08/01 | 319000 | 1150 | 0 | 5 | 1902 | 4 | 6120 | No | No | 108 NE 63RD ST |
| 5 | 125720 | 0730 | 04/09/01 | 285000 | 1440 | 0 | 5 | 1913 | 4 | 2800 | No | No | 6412 1ST AV NE |
| 5 | 955020 | 3695 | 09/11/02 | 262000 | 680 | 0 | 6 | 1912 | 3 | 3060 | No | No | 124 NE 52ND ST |
| 5 | 955020 | 2540 | 02/01/01 | 238000 | 710 | 0 | 6 | 1918 | 4 | 4160 | No | No | 313 NE 55TH ST |
| 5 | 125720 | 1330 | 08/15/01 | 299000 | 740 | 440 | 6 | 1906 | 4 | 3040 | No | No | 2338 N 60TH ST |
| 5 | 922240 | 0375 | 02/21/02 | 235000 | 740 | 110 | 6 | 1923 | 3 | 3500 | No | No | 6320 6TH AV NE |
| 5 | 955120 | 0140 | 07/29/02 | 247000 | 760 | 0 | 6 | 1950 | 3 | 3600 | No | No | 5537 ASHWORTH AV N |
| 5 | 955020 | 1055 | 08/22/01 | 229500 | 770 | 0 | 6 | 1904 | 4 | 3200 | No | No | 5011 1ST AV NE |
| 5 | 955020 | 4515 | 02/19/02 | 309000 | 770 | 120 | 6 | 1910 | 3 | 3060 | No | No | 149 NE 52ND ST |
| 5 | 955120 | 2155 | 09/10/01 | 274000 | 770 | 0 | 6 | 1919 | 4 | 3540 | No | No | 6207 MERIDIAN AV N |
| 5 | 385690 | 1310 | 06/11/01 | 249950 | 780 | 0 | 6 | 1907 | 3 | 3500 | No | No | 5711 KENSINGTON PL N |
| 5 | 955020 | 2545 | 07/18/01 | 269950 | 790 | 120 | 6 | 1920 | 3 | 4160 | Yes | No | 316 NE 54TH ST |
| 5 | 385690 | 2505 | 07/05/01 | 304000 | 800 | 600 | 6 | 1920 | 5 | 3000 | No | No | 345 NE 58TH ST |
| 5 | 385690 | 3820 | 02/15/02 | 280000 | 830 | 0 | 6 | 1922 | 4 | 4125 | No | No | 5615 KENSINGTON PL N |
| 5 | 955020 | 2850 | 06/11/02 | 250000 | 830 | 100 | 6 | 1919 | 3 | 3570 | Yes | No | 348 NE 53RD ST |
| 5 | 922240 | 0825 | 06/03/02 | 269950 | 880 | 160 | 6 | 1923 | 4 | 3358 | No | No | 552 NE 60TH ST |
| 5 | 955020 | 2250 | 08/24/01 | 270000 | 880 | 310 | 6 | 1907 | 4 | 3120 | No | No | 2321 N 55TH ST |
| 5 | 955020 | 3540 | 04/04/02 | 360000 | 880 | 120 | 6 | 1925 | 4 | 3500 | No | No | 2303 N 53RD ST |
| 5 | 125720 | 1390 | 06/01/01 | 342000 | 890 | 0 | 6 | 1902 | 3 | 5293 | Yes | No | 2321 N 61ST ST |
| 5 | 336490 | 0455 | 08/29/02 | 270500 | 890 | 0 | 6 | 1906 | 4 | 3375 | No | No | 146 NE 60TH ST |
| 5 | 955020 | 2770 | 12/11/02 | 236000 | 890 | 0 | 6 | 1917 | 3 | 3780 | No | No | 5403 5TH AV NE |
| 5 | 125720 | 1985 | 11/26/01 | 293550 | 900 | 0 | 6 | 1902 | 4 | 4182 | No | No | 2309 N 65TH ST |
| 5 | 385690 | 2605 | 05/02/02 | 281000 | 900 | 0 | 6 | 1912 | 4 | 4000 | No | No | 319 NE 58TH ST |
| 5 | 922240 | 0781 | 10/03/02 | 165000 | 900 | 0 | 6 | 1908 | 3 | 3000 | No | No | 6027 6TH AV NE |
| 5 | 336490 | 0280 | 12/31/02 | 349900 | 910 | 0 | 6 | 1918 | 4 | 4080 | No | No | 142 NE 62ND ST |
| 5 | 385690 | 1390 | 05/06/02 | 290000 | 910 | 0 | 6 | 1952 | 3 | 4500 | No | No | 2127 N 59TH ST |
| 5 | 913610 | 2680 | 06/08/01 | 305000 | 910 | 0 | 6 | 1928 | 4 | 3210 | No | No | 1821 N 51ST ST |
| 5 | 125720 | 0070 | 11/30/01 | 300000 | 920 | 0 | 6 | 1924 | 4 | 4080 | No | No | 118 NE 64TH ST |
| 5 | 913610 | 3013 | 08/27/01 | 333000 | 920 | 0 | 6 | 1915 | 4 | 2858 | No | No | 5010 WOODLAWN AV N |
| 5 | 955020 | 1440 | 12/07/01 | 269950 | 920 | 0 | 6 | 1907 | 3 | 4187 | No | No | 5228 KIRKWOOD PL N |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 5 | 955020 | 2040 | 09/05/02 | 295000 | 950 | 0 | 6 | 1918 | 3 | 4712 | No | No | 5427 KENSINGTON PL N |
| 5 | 125720 | 0385 | 04/19/01 | 301750 | 960 | 0 | 6 | 1925 | 3 | 2496 | No | No | 106 NE 60TH ST |
| 5 | 125720 | 2740 | 01/26/01 | 298000 | 960 | 0 | 6 | 1904 | 4 | 5400 | No | No | 6008 MERIDIAN AV N |
| 5 | 913610 | 3012 | 04/09/02 | 320000 | 960 | 0 | 6 | 1917 | 4 | 3188 | No | No | 5018 WOODLAWN AV N |
| 5 | 125720 | 0020 | 06/28/01 | 265000 | 970 | 280 | 6 | 1903 | 4 | 4590 | No | No | 201 NE 65TH ST |
| 5 | 125720 | 0080 | 05/29/01 | 239500 | 1010 | 0 | 6 | 1902 | 4 | 4590 | No | No | 135 NE 64TH ST |
| 5 | 913610 | 0846 | 07/05/01 | 265000 | 1010 | 0 | 6 | 1924 | 4 | 3745 | No | No | 1624 N 53RD ST |
| 5 | 955120 | 1815 | 08/14/02 | 295000 | 1020 | 0 | 6 | 1907 | 3 | 3096 | No | No | 5704 KENWOOD PL N |
| 5 | 125720 | 1769 | 04/03/02 | 278500 | 1050 | 0 | 6 | 1903 | 3 | 3060 | No | No | 2318 N 63RD ST |
| 5 | 913610 | 1891 | 05/10/01 | 238000 | 1060 | 0 | 6 | 1951 | 4 | 3180 | No | No | 5207 WOODLAWN AV N |
| 5 | 125720 | 0535 | 07/16/01 | 228000 | 1070 | 0 | 6 | 1906 | 3 | 4080 | No | No | 111 NE 63RD ST |
| 5 | 125720 | 1500 | 10/03/02 | 323750 | 1100 | 0 | 6 | 1903 | 4 | 4896 | No | No | 2318 N 61ST ST |
| 5 | 913610 | 2225 | 10/16/02 | 300000 | 1100 | 1100 | 6 | 1968 | 4 | 3450 | No | No | 5109 WALLINGFORD AV N |
| 5 | 955120 | 3390 | 02/27/02 | 399950 | 1130 | 0 | 6 | 1900 | 4 | 3825 | No | No | 5854 MCKINLEY PL N |
| 5 | 955120 | 3390 | 05/04/01 | 394000 | 1130 | 0 | 6 | 1900 | 4 | 3825 | No | No | 5854 MCKINLEY PL N |
| 5 | 385690 | 0155 | 07/03/02 | 279500 | 1150 | 0 | 6 | 1902 | 3 | 6000 | No | No | 315 NE 60TH ST |
| 5 | 955120 | 2600 | 07/10/02 | 325000 | 1220 | 0 | 6 | 1924 | 4 | 4000 | No | No | 5561 KENWOOD PL N |
| 5 | 385690 | 5185 | 03/05/01 | 274000 | 1240 | 0 | 6 | 1906 | 4 | 3000 | No | No | 5503 LATONA AV NE |
| 5 | 955020 | 2150 | 05/16/02 | 302000 | 1260 | 0 | 6 | 1903 | 4 | 5625 | No | No | 5433 KIRKWOOD PL N |
| 5 | 125720 | 1825 | 01/05/01 | 348000 | 1270 | 0 | 6 | 2000 | 3 | 6120 | No | No | 2327 N 64TH ST |
| 5 | 335950 | 0905 | 03/18/02 | 322500 | 1360 | 0 | 6 | 1909 | 5 | 6000 | No | No | 6126 LATONA AV NE |
| 5 | 385690 | 4795 | 05/21/02 | 260000 | 1370 | 0 | 6 | 1908 | 3 | 3420 | No | No | 5519 5TH AV NE |
| 5 | 335950 | 0835 | 09/06/01 | 265000 | 1440 | 0 | 6 | 1901 | 4 | 3000 | No | No | 6055 4TH AV NE |
| 5 | 125720 | 2725 | 01/05/01 | 275000 | 1490 | 0 | 6 | 1906 | 3 | 4200 | No | No | 2110 N 60TH ST |
| 5 | 125720 | 0145 | 07/24/01 | 350000 | 1600 | 0 | 6 | 1907 | 4 | 4590 | No | No | 135 NE 63RD ST |
| 5 | 385690 | 2560 | 02/27/01 | 337450 | 1690 | 0 | 6 | 1918 | 3 | 4000 | No | No | 333 NE 58TH ST |
| 5 | 913610 | 1530 | 09/10/02 | 370000 | 1780 | 0 | 6 | 1921 | 4 | 3210 | No | No | 5203 MERIDIAN AV N |
| 5 | 913610 | 2016 | 01/18/02 | 389000 | 2070 | 0 | 6 | 1909 | 4 | 3535 | No | No | 1623 N 52ND ST |
| 5 | 913610 | 2226 | 01/28/02 | 329000 | 740 | 740 | 7 | 1919 | 4 | 2580 | No | No | 5101 WALLINGFORD AV N |
| 5 | 125720 | 2700 | 02/26/01 | 344950 | 890 | 710 | 7 | 1926 | 5 | 2370 | No | No | 2116 N 60TH ST |
| 5 | 913610 | 0110 | 08/08/02 | 375000 | 910 | 670 | 7 | 1923 | 4 | 4280 | No | No | 1815 N 55TH ST |
| 5 | 955020 | 0225 | 03/25/02 | 340000 | 910 | 320 | 7 | 1927 | 4 | 3060 | No | No | 2113 N 53RD ST |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 5 | 955120 | 1860 | 09/12/02 | 372302 | 910 | 710 | 7 | 1906 | 5 | 4000 | No | No | 5817 MCKINLEY PL N |
| 5 | 955120 | 2520 | 03/13/02 | 226000 | 910 | 0 | 7 | 1919 | 3 | 4816 | No | No | 5577 KENWOOD PL N |
| 5 | 385690 | 4310 | 07/02/02 | 280000 | 920 | 0 | 7 | 1915 | 4 | 3060 | No | No | 128 NE 56TH ST |
| 5 | 913610 | 0830 | 03/27/02 | 390000 | 930 | 0 | 7 | 1910 | 4 | 4815 | No | No | 1616 N 53RD ST |
| 5 | 955020 | 3190 | 07/23/01 | 359000 | 930 | 220 | 7 | 1909 | 4 | 3774 | No | No | 141 NE 54TH ST |
| 5 | 385690 | 0435 | 05/23/01 | 356001 | 940 | 0 | 7 | 1922 | 4 | 5000 | No | No | 103 NE 60TH ST |
| 5 | 335950 | 0496 | 12/16/02 | 283000 | 950 | 0 | 7 | 1942 | 3 | 4000 | No | No | 6312 4TH AV NE |
| 5 | 955120 | 1980 | 10/08/01 | 385000 | 960 | 780 | 7 | 1967 | 3 | 6454 | No | No | 5852 WOODLAWN AV N |
| 5 | 335950 | 0776 | 10/22/02 | 298000 | 970 | 0 | 7 | 1907 | 4 | 4050 | No | No | 6306 LATONA AV NE |
| 5 | 955020 | 0310 | 01/10/02 | 358000 | 970 | 0 | 7 | 1905 | 4 | 4284 | No | No | 2116 N 52ND ST |
| 5 | 913610 | 1201 | 02/25/01 | 235082 | 1000 | 0 | 7 | 1906 | 4 | 2100 | No | No | 5307 MERIDIAN AV N |
| 5 | 922240 | 0840 | 08/22/02 | 267000 | 1000 | 0 | 7 | 1923 | 4 | 3942 | No | No | 556 NE 60TH ST |
| 5 | 955020 | 0510 | 06/29/01 | 228500 | 1000 | 0 | 7 | 1909 | 3 | 4590 | No | No | 2122 N 51ST ST |
| 5 | 955120 | 2305 | 11/29/02 | 394430 | 1010 | 160 | 7 | 1927 | 5 | 3678 | No | No | 5508 WALLINGFORD AV N |
| 5 | 955120 | 2325 | 11/18/02 | 270000 | 1010 | 0 | 7 | 1927 | 4 | 4000 | No | No | 5523 CANFIELD PL N |
| 5 | 955120 | 2510 | 12/10/01 | 425000 | 1010 | 600 | 7 | 1948 | 4 | 4500 | No | No | 5571 KENWOOD PL N |
| 5 | 385690 | 0795 | 07/24/01 | 300000 | 1020 | 0 | 7 | 1951 | 4 | 4750 | No | No | 2200 N 59TH ST |
| 5 | 335950 | 0705 | 09/24/02 | 349900 | 1030 | 200 | 7 | 1907 | 4 | 6000 | No | No | 6325 4TH AV NE |
| 5 | 955020 | 2620 | 08/29/01 | 285000 | 1030 | 400 | 7 | 1916 | 4 | 4160 | No | No | 320 NE 54TH ST |
| 5 | 913610 | 0446 | 02/20/02 | 383000 | 1040 | 500 | 7 | 1923 | 4 | 4013 | No | No | 1620 N 54TH ST |
| 5 | 952310 | 0355 | 01/30/02 | 300000 | 1040 | 480 | 7 | 1920 | 4 | 3600 | No | No | 5416 E GREEN LAKE WY N |
| 5 | 913610 | 1121 | 06/13/02 | 275000 | 1060 | 0 | 7 | 1912 | 3 | 4013 | No | No | 1820 N 53RD ST |
| 5 | 955120 | 0600 | 05/22/01 | 391050 | 1070 | 0 | 7 | 1926 | 4 | 4409 | Yes | No | 6205 KIRKWOOD PL N |
| 5 | 913610 | 0336 | 11/29/01 | 347000 | 1080 | 730 | 7 | 1922 | 4 | 4013 | No | No | 1625 N 55TH ST |
| 5 | 385690 | 3415 | 04/09/02 | 368500 | 1090 | 200 | 7 | 1925 | 4 | 4300 | No | No | 2105 N 57TH ST |
| 5 | 385690 | 4110 | 05/17/01 | 288600 | 1090 | 0 | 7 | 1934 | 4 | 4080 | No | No | 2334 N 56TH ST |
| 5 | 385690 | 4990 | 05/11/01 | 280000 | 1090 | 700 | 7 | 1926 | 3 | 3060 | No | No | 334 NE 55TH ST |
| 5 | 913610 | 2966 | 02/01/02 | 320000 | 1090 | 0 | 7 | 1909 | 4 | 4280 | No | No | 1623 N 51ST ST |
| 5 | 955020 | 4320 | 12/05/01 | 325000 | 1090 | 0 | 7 | 1922 | 4 | 3825 | No | No | 328 NE 51ST ST |
| 5 | 955120 | 1990 | 02/13/02 | 365000 | 1090 | 150 | 7 | 1922 | 4 | 6000 | No | No | 5848 WOODLAWN AV N |
| 5 | 955120 | 2590 | 08/24/01 | 306000 | 1090 | 0 | 7 | 1908 | 4 | 4500 | No | No | 5559 KENWOOD PL N |
| 5 | 385690 | 2875 | 06/25/01 | 350000 | 1100 | 0 | 7 | 1918 | 3 | 3000 | No | No | 135 NE 58TH ST |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View No | Water-front No | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|----------------|-----------------------|------------------------|
| 5 | 913610 | 2881 | 05/22/01 | 228500 | 1100 | 0 | 7 | 1908 | 4 | 3745 | No | No | 1924 N 50TH ST |
| 5 | 955020 | 1255 | 09/19/01 | 382000 | 1100 | 0 | 7 | 1916 | 3 | 5625 | No | No | 5215 KIRKWOOD PL N |
| 5 | 955120 | 3315 | 10/07/02 | 390000 | 1100 | 100 | 7 | 1923 | 4 | 4804 | No | No | 5726 KEYSTONE PL N |
| 5 | 125720 | 0995 | 08/31/01 | 331000 | 1120 | 810 | 7 | 1923 | 4 | 4080 | No | No | 2351 N 63RD ST |
| 5 | 385690 | 1900 | 10/16/01 | 329950 | 1120 | 0 | 7 | 1906 | 4 | 4000 | No | No | 108 NE 58TH ST |
| 5 | 955020 | 5110 | 08/29/02 | 257000 | 1130 | 0 | 7 | 1909 | 3 | 3919 | No | No | 324 NE 50TH ST |
| 5 | 125720 | 1755 | 09/27/01 | 315000 | 1140 | 0 | 7 | 1904 | 4 | 4080 | No | No | 2328 N 63RD ST |
| 5 | 385690 | 4895 | 10/23/02 | 250000 | 1140 | 0 | 7 | 1926 | 3 | 5100 | No | No | 343 NE 56TH ST |
| 5 | 913610 | 1191 | 04/19/02 | 435000 | 1140 | 590 | 7 | 1918 | 4 | 4815 | No | No | 1850 N 53RD ST |
| 5 | 952310 | 0115 | 01/07/02 | 315000 | 1140 | 0 | 7 | 1918 | 4 | 5000 | No | No | 5118 E GREEN LAKE WY N |
| 5 | 385690 | 3760 | 08/01/01 | 340000 | 1150 | 250 | 7 | 1949 | 3 | 4125 | No | No | 2205 N 57TH ST |
| 5 | 385690 | 4620 | 01/22/02 | 326000 | 1160 | 600 | 7 | 1976 | 5 | 4080 | No | No | 331 NE 57TH ST |
| 5 | 913610 | 2005 | 05/31/02 | 449000 | 1160 | 0 | 7 | 1900 | 5 | 4040 | No | No | 1629 N 52ND ST |
| 5 | 125720 | 2845 | 06/22/01 | 315000 | 1180 | 0 | 7 | 1926 | 4 | 3060 | No | No | 2119 N 62ND ST |
| 5 | 125720 | 2845 | 03/27/01 | 285000 | 1180 | 0 | 7 | 1926 | 4 | 3060 | No | No | 2119 N 62ND ST |
| 5 | 125720 | 0360 | 01/10/01 | 347000 | 1200 | 610 | 7 | 1971 | 4 | 4500 | No | No | 115 NE 61ST ST |
| 5 | 955020 | 0925 | 09/24/02 | 325000 | 1200 | 1200 | 7 | 1963 | 3 | 5508 | No | No | 2304 N 50TH ST |
| 5 | 385690 | 3330 | 02/26/01 | 390000 | 1210 | 0 | 7 | 1998 | 3 | 2543 | No | No | 5623 KEYSTONE PL N |
| 5 | 125720 | 0565 | 08/21/02 | 305000 | 1220 | 400 | 7 | 1920 | 4 | 3060 | No | No | 116 NE 63RD ST |
| 5 | 125720 | 1465 | 11/19/02 | 334000 | 1220 | 170 | 7 | 1905 | 5 | 3150 | No | No | 2303 N 61ST ST |
| 5 | 385690 | 2370 | 06/14/02 | 258000 | 1220 | 0 | 7 | 1926 | 3 | 4500 | No | No | 351 NE 59TH ST |
| 5 | 955120 | 1190 | 12/18/01 | 420000 | 1230 | 300 | 7 | 1907 | 5 | 5000 | No | No | 5535 WOODLAWN AV N |
| 5 | 125720 | 0695 | 12/18/02 | 360000 | 1250 | 0 | 7 | 1907 | 5 | 2652 | No | No | 117 NE 65TH ST |
| 5 | 125720 | 1415 | 07/24/01 | 375000 | 1250 | 0 | 7 | 1907 | 4 | 4560 | No | No | 2313 N 61ST ST |
| 5 | 385690 | 2275 | 07/11/01 | 399950 | 1250 | 0 | 7 | 1928 | 3 | 3000 | No | No | 325 NE 59TH ST |
| 5 | 125720 | 2045 | 08/07/02 | 384000 | 1260 | 100 | 7 | 1908 | 4 | 3016 | No | No | 2203 N 65TH ST |
| 5 | 955020 | 1960 | 06/25/02 | 343000 | 1260 | 0 | 7 | 1911 | 4 | 5625 | No | No | 5431 KIRKWOOD PL N |
| 5 | 955020 | 2080 | 04/08/02 | 395000 | 1260 | 0 | 7 | 1969 | 4 | 7500 | No | No | 5404 KEYSTONE PL N |
| 5 | 955120 | 1885 | 08/13/01 | 458500 | 1260 | 0 | 7 | 1900 | 4 | 3000 | No | No | 5818 WOODLAWN AV N |
| 5 | 385690 | 3225 | 04/18/02 | 490000 | 1270 | 240 | 7 | 1924 | 4 | 4000 | No | No | 2325 N 58TH ST |
| 5 | 385690 | 4245 | 11/26/02 | 389950 | 1270 | 0 | 7 | 1903 | 5 | 3060 | No | No | 121 NE 57TH ST |
| 5 | 385690 | 4389 | 07/18/01 | 257450 | 1270 | 0 | 7 | 1907 | 3 | 3200 | No | No | 5615 LATONA AV NE |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 5 | 955020 | 0760 | 10/26/01 | 425000 | 1270 | 0 | 7 | 1919 | 3 | 4680 | No | No | 2135 N 51ST ST |
| 5 | 125720 | 1300 | 09/06/01 | 349500 | 1290 | 0 | 7 | 1909 | 3 | 3040 | No | No | 2345 N 61ST ST |
| 5 | 335950 | 0960 | 07/24/02 | 279950 | 1300 | 0 | 7 | 1986 | 3 | 3000 | No | No | 6017 4TH AV NE |
| 5 | 913610 | 0301 | 08/01/01 | 269000 | 1310 | 0 | 7 | 1907 | 3 | 5350 | No | No | 1637 N 55TH ST |
| 5 | 913610 | 0886 | 11/18/02 | 350000 | 1330 | 0 | 7 | 1911 | 4 | 1978 | No | No | 5307 WALLINGFORD AV N |
| 5 | 952310 | 0005 | 04/26/01 | 275000 | 1340 | 0 | 7 | 1927 | 3 | 3300 | No | No | 5002 E GREEN LAKE WY N |
| 5 | 385690 | 3990 | 09/04/01 | 352100 | 1360 | 0 | 7 | 1921 | 3 | 3060 | No | No | 2306 N 56TH ST |
| 5 | 385690 | 2250 | 08/06/01 | 323000 | 1370 | 0 | 7 | 1918 | 3 | 4000 | No | No | 322 NE 58TH ST |
| 5 | 913610 | 0171 | 08/20/02 | 355000 | 1370 | 0 | 7 | 1913 | 4 | 4815 | No | No | 1810 N 54TH ST |
| 5 | 955020 | 2190 | 02/05/02 | 355000 | 1370 | 110 | 7 | 1915 | 4 | 3120 | No | No | 2313 N 55TH ST |
| 5 | 385690 | 2095 | 05/25/01 | 269610 | 1380 | 0 | 7 | 1984 | 3 | 3000 | No | No | 152 NE 58TH ST |
| 5 | 385690 | 4674 | 04/03/01 | 354000 | 1380 | 0 | 7 | 1906 | 5 | 5100 | No | No | 341 NE 57TH ST |
| 5 | 385690 | 4195 | 11/28/01 | 460000 | 1390 | 0 | 7 | 1916 | 3 | 6120 | No | No | 109 NE 57TH ST |
| 5 | 385690 | 5470 | 06/12/01 | 358500 | 1410 | 0 | 7 | 1924 | 4 | 6120 | No | No | 2331 N 56TH ST |
| 5 | 125720 | 2375 | 04/24/02 | 305000 | 1420 | 0 | 7 | 1906 | 3 | 6120 | No | No | 2158 N 62ND ST |
| 5 | 922240 | 0585 | 05/29/02 | 294500 | 1440 | 120 | 7 | 1927 | 3 | 3350 | No | No | 6057 6TH AV NE |
| 5 | 955120 | 1680 | 05/23/02 | 459500 | 1440 | 0 | 7 | 1984 | 3 | 6100 | No | No | 5710 WOODLAWN AV N |
| 5 | 385690 | 3505 | 08/14/02 | 475000 | 1450 | 170 | 7 | 1920 | 3 | 5625 | No | No | 5622 KEYSTONE PL N |
| 5 | 125720 | 1305 | 03/14/02 | 357000 | 1470 | 0 | 7 | 1924 | 4 | 3040 | No | No | 2342 N 60TH ST |
| 5 | 955020 | 1610 | 10/03/02 | 505000 | 1470 | 0 | 7 | 1928 | 4 | 3680 | No | No | 2219 N 54TH ST |
| 5 | 955020 | 4850 | 06/14/02 | 360500 | 1480 | 310 | 7 | 1908 | 3 | 4160 | No | No | 133 NE 51ST ST |
| 5 | 955120 | 2890 | 10/30/01 | 506000 | 1490 | 300 | 7 | 1924 | 4 | 3091 | No | No | 5647 KEYSTONE PL N |
| 5 | 335950 | 0135 | 02/12/02 | 355000 | 1510 | 590 | 7 | 1925 | 4 | 4000 | No | No | 6040 5TH AV NE |
| 5 | 955020 | 4270 | 01/08/02 | 335000 | 1510 | 0 | 7 | 1918 | 4 | 4080 | No | No | 332 NE 51ST ST |
| 5 | 913610 | 0776 | 07/13/01 | 575000 | 1520 | 0 | 7 | 1922 | 4 | 5350 | No | No | 1612 N 53RD ST |
| 5 | 955020 | 0980 | 04/20/02 | 388000 | 1520 | 0 | 7 | 1917 | 3 | 4080 | No | No | 2331 N 51ST ST |
| 5 | 955020 | 0980 | 02/16/01 | 330000 | 1520 | 0 | 7 | 1917 | 3 | 4080 | No | No | 2331 N 51ST ST |
| 5 | 336490 | 0080 | 09/18/01 | 350950 | 1530 | 450 | 7 | 1910 | 3 | 4080 | No | No | 148 NE 64TH ST |
| 5 | 385690 | 0450 | 11/13/01 | 468500 | 1570 | 900 | 7 | 1924 | 5 | 4000 | No | No | 102 NE 59TH ST |
| 5 | 385690 | 3870 | 08/19/02 | 417900 | 1570 | 0 | 7 | 1921 | 5 | 3500 | No | No | 2227 N 57TH ST |
| 5 | 125720 | 2384 | 06/20/02 | 366000 | 1600 | 0 | 7 | 1900 | 3 | 4590 | No | No | 2150 N 62ND ST |
| 5 | 336490 | 0320 | 09/20/02 | 412500 | 1610 | 0 | 7 | 1900 | 4 | 6120 | No | No | 143 NE 62ND ST |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 5 | 955020 | 3990 | 03/27/02 | 340000 | 1610 | 0 | 7 | 1922 | 4 | 4080 | No | No | 331 NE 53RD ST |
| 5 | 955020 | 4480 | 08/12/02 | 427000 | 1620 | 0 | 7 | 1919 | 5 | 4080 | No | No | 146 NE 51ST ST |
| 5 | 955020 | 0780 | 11/27/01 | 252500 | 1650 | 0 | 7 | 1914 | 3 | 3658 | No | No | 2142 N 50TH ST |
| 5 | 955020 | 5160 | 12/19/02 | 379000 | 1650 | 300 | 7 | 1925 | 3 | 3120 | No | No | 341 NE 51ST ST |
| 5 | 385690 | 2090 | 03/12/01 | 305500 | 1660 | 0 | 7 | 1984 | 3 | 3000 | No | No | 148 NE 58TH ST |
| 5 | 385690 | 0650 | 11/13/02 | 380000 | 1680 | 480 | 7 | 1955 | 3 | 5400 | No | No | 2315 N 60TH ST |
| 5 | 955020 | 4550 | 07/19/01 | 340000 | 1680 | 0 | 7 | 1922 | 4 | 3825 | No | No | 123 NE 52ND ST |
| 5 | 125720 | 1050 | 03/06/01 | 399950 | 1700 | 770 | 7 | 1950 | 4 | 6120 | No | No | 6205 1ST AV NE |
| 5 | 125720 | 1925 | 12/04/01 | 460000 | 1700 | 0 | 7 | 1907 | 4 | 4080 | No | No | 2310 N 64TH ST |
| 5 | 125720 | 1680 | 04/05/02 | 495000 | 1710 | 0 | 7 | 1903 | 5 | 5406 | No | No | 2302 N 62ND ST |
| 5 | 955020 | 4930 | 06/14/02 | 359000 | 1720 | 0 | 7 | 1912 | 3 | 4400 | No | No | 5011 LATONA AV NE |
| 5 | 955120 | 1910 | 07/17/01 | 450000 | 1730 | 0 | 7 | 1910 | 4 | 3000 | No | No | 5827 MCKINLEY PL N |
| 5 | 385690 | 4275 | 09/21/01 | 435000 | 1760 | 0 | 7 | 1919 | 5 | 3060 | No | No | 118 NE 56TH ST |
| 5 | 955120 | 3375 | 09/20/01 | 489000 | 1770 | 0 | 7 | 1925 | 4 | 3060 | Yes | No | 5862 MCKINLEY PL N |
| 5 | 913610 | 1341 | 04/18/01 | 490000 | 1780 | 0 | 7 | 1909 | 4 | 5618 | No | No | 5216 WALLINGFORD AV N |
| 5 | 913610 | 2695 | 08/08/02 | 317500 | 1820 | 0 | 7 | 1909 | 3 | 4815 | No | No | 1813 N 51ST ST |
| 5 | 125720 | 0205 | 11/27/01 | 495000 | 1860 | 0 | 7 | 1907 | 4 | 5304 | No | No | 126 NE 62ND ST |
| 5 | 385690 | 4770 | 07/26/02 | 335000 | 1870 | 0 | 7 | 1924 | 3 | 3780 | No | No | 354 NE 56TH ST |
| 5 | 955020 | 0410 | 03/26/01 | 340000 | 1890 | 0 | 7 | 1922 | 3 | 4080 | No | No | 2131 N 52ND ST |
| 5 | 385690 | 3945 | 11/12/01 | 469000 | 1930 | 0 | 7 | 1911 | 3 | 4080 | No | No | 5610 KENSINGTON PL N |
| 5 | 913610 | 0070 | 07/03/01 | 546000 | 2010 | 970 | 7 | 1919 | 4 | 4280 | No | No | 1829 N 55TH ST |
| 5 | 385690 | 0560 | 06/12/02 | 468000 | 2030 | 0 | 7 | 1911 | 5 | 4000 | No | No | 2338 N 59TH ST |
| 5 | 922240 | 0605 | 08/07/01 | 420000 | 2070 | 910 | 7 | 1921 | 3 | 4500 | No | No | 6047 6TH AV NE |
| 5 | 913610 | 1628 | 06/26/02 | 615000 | 2530 | 0 | 7 | 1908 | 4 | 4700 | No | No | 5218 WOODLAWN AV N |
| 5 | 125720 | 2410 | 10/10/01 | 675000 | 2910 | 0 | 7 | 1910 | 4 | 6120 | No | No | 2136 N 62ND ST |
| 5 | 913610 | 2536 | 08/23/01 | 339000 | 1210 | 0 | 8 | 1912 | 4 | 4000 | No | No | 5109 MERIDIAN AV N |
| 5 | 955120 | 3480 | 04/12/01 | 395000 | 1260 | 420 | 8 | 1984 | 3 | 3147 | No | No | 6003 MERIDIAN AV N |
| 5 | 955120 | 3480 | 08/13/02 | 395000 | 1260 | 420 | 8 | 1984 | 3 | 3147 | No | No | 6003 MERIDIAN AV N |
| 5 | 125720 | 0635 | 07/11/02 | 405000 | 1550 | 500 | 8 | 1987 | 3 | 3060 | No | No | 116 NE 64TH ST |
| 5 | 385690 | 4395 | 04/11/01 | 619000 | 1570 | 850 | 8 | 2000 | 3 | 3200 | No | No | 5619 LATONA AV NE |
| 5 | 922240 | 0792 | 01/04/02 | 330000 | 1680 | 870 | 8 | 1996 | 3 | 3000 | No | No | 6021 6TH AV NE |
| 5 | 955020 | 1985 | 04/17/01 | 417300 | 1700 | 380 | 8 | 1986 | 3 | 3750 | No | No | 5419 KIRKWOOD PL N |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View No | Water-front No | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|----------------|-----------------------|------------------------|
| 5 | 955020 | 1665 | 10/22/01 | 420000 | 1880 | 0 | 8 | 1993 | 3 | 3750 | No | No | 5240 KIRKWOOD PL N |
| 5 | 385690 | 4260 | 05/20/02 | 549950 | 1950 | 760 | 8 | 2002 | 3 | 3060 | No | No | 117 NE 57TH ST |
| 5 | 913610 | 2537 | 02/20/01 | 525000 | 2000 | 680 | 8 | 1912 | 5 | 4360 | No | No | 5103 MERIDIAN AV N |
| 5 | 125720 | 1955 | 06/24/02 | 365000 | 2030 | 0 | 8 | 1987 | 3 | 3060 | No | No | 2327 N 65TH ST |
| 5 | 125720 | 2720 | 09/07/01 | 600000 | 2040 | 350 | 8 | 1937 | 5 | 4248 | No | No | 2102 N 60TH ST |
| 5 | 955120 | 1875 | 03/27/01 | 549500 | 2070 | 620 | 8 | 1984 | 3 | 5000 | No | No | 5822 WOODLAWN AV N |
| 5 | 955120 | 1900 | 08/15/01 | 562500 | 2070 | 0 | 8 | 1978 | 3 | 6000 | No | No | 5823 MCKINLEY PL N |
| 5 | 955120 | 0495 | 12/12/01 | 730000 | 2190 | 0 | 8 | 1988 | 3 | 4000 | Yes | No | 6206 E GREEN LAKE WY N |
| 5 | 955120 | 0215 | 05/13/02 | 750000 | 2240 | 480 | 8 | 1927 | 4 | 10100 | Yes | No | 5738 E GREEN LAKE WY N |
| 5 | 955020 | 3380 | 09/25/01 | 640000 | 2340 | 990 | 9 | 2001 | 3 | 4545 | No | No | 102 NE 53RD ST |
| 5 | 335950 | 0235 | 06/21/01 | 599950 | 2440 | 880 | 9 | 2001 | 3 | 5003 | No | No | 6000 4TH AV NE |
| 5 | 955120 | 0225 | 09/26/02 | 814000 | 2950 | 340 | 9 | 1915 | 5 | 9300 | Yes | No | 5734 E GREEN LAKE WY N |
| 9 | 393190 | 0275 | 08/22/01 | 275000 | 800 | 120 | 6 | 1926 | 4 | 2400 | No | No | 111 NE 77TH ST |
| 9 | 952810 | 1030 | 02/28/02 | 240000 | 840 | 0 | 6 | 1941 | 3 | 4000 | No | No | 7406 LATONA AV NE |
| 9 | 339290 | 0130 | 03/19/02 | 250000 | 860 | 400 | 6 | 1928 | 5 | 3060 | No | No | 1112 N 83RD ST |
| 9 | 288320 | 1415 | 09/06/01 | 340000 | 870 | 400 | 6 | 1906 | 4 | 4000 | No | No | 7533 SUNNYSIDE AV N |
| 9 | 339290 | 0165 | 02/23/01 | 297950 | 1090 | 0 | 6 | 1907 | 3 | 5100 | No | No | 1130 N 83RD ST |
| 9 | 779790 | 0100 | 04/27/01 | 287000 | 1190 | 0 | 6 | 1900 | 4 | 5000 | No | No | 8215 INTERLAKE AV N |
| 9 | 952810 | 5195 | 05/02/02 | 270000 | 1300 | 0 | 6 | 1900 | 3 | 6000 | No | No | 6513 SUNNYSIDE AV N |
| 9 | 199420 | 0265 | 04/11/02 | 359638 | 1490 | 0 | 6 | 1907 | 4 | 4950 | No | No | 8044 BURKE AV N |
| 9 | 091700 | 0030 | 06/14/02 | 249900 | 650 | 0 | 7 | 1947 | 3 | 3760 | No | No | 1138 N 82ND ST |
| 9 | 803170 | 0255 | 03/08/02 | 253000 | 700 | 0 | 7 | 1905 | 4 | 4750 | No | No | 401 NE 76TH ST |
| 9 | 567600 | 0190 | 06/22/01 | 274000 | 780 | 0 | 7 | 1937 | 3 | 4040 | No | No | 1125 N 84TH ST |
| 9 | 062504 | 9018 | 05/02/01 | 250000 | 790 | 200 | 7 | 1941 | 3 | 4050 | No | No | 8049 WALLINGFORD AV N |
| 9 | 062504 | 9016 | 08/10/01 | 247000 | 830 | 0 | 7 | 1928 | 3 | 3120 | No | No | 1712 N 82ND ST |
| 9 | 240210 | 0325 | 05/15/01 | 366500 | 840 | 260 | 7 | 2000 | 3 | 3000 | No | No | 8212 MERIDIAN AV N |
| 9 | 567600 | 0130 | 08/13/01 | 258000 | 860 | 0 | 7 | 1948 | 3 | 3800 | No | No | 1142 N 84TH ST |
| 9 | 062504 | 9303 | 09/10/01 | 255000 | 870 | 0 | 7 | 1941 | 3 | 3795 | No | No | 1121 N 81ST ST |
| 9 | 288320 | 1240 | 10/12/01 | 360000 | 870 | 440 | 7 | 1907 | 4 | 4680 | No | No | 7546 BAGLEY AV N |
| 9 | 414680 | 0050 | 01/18/02 | 345000 | 870 | 710 | 7 | 1940 | 3 | 5289 | No | No | 8110 STONE AV N |
| 9 | 551160 | 0210 | 06/07/02 | 295000 | 880 | 0 | 7 | 1924 | 3 | 3605 | No | No | 1341 N 78TH ST |
| 9 | 062504 | 9310 | 07/27/01 | 232000 | 890 | 0 | 7 | 1941 | 3 | 4730 | No | No | 8024 GREEN LAKE DR N |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View No | Water-front No | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|----------------|-----------------------|-----------------------|
| 9 | 240210 | 0135 | 07/05/02 | 270000 | 900 | 900 | 7 | 1952 | 3 | 3200 | No | No | 8218 BAGLEY AV N |
| 9 | 288320 | 1260 | 03/21/01 | 330000 | 920 | 320 | 7 | 1941 | 4 | 4900 | No | No | 7471 CORLISS AV N |
| 9 | 288320 | 1255 | 10/02/02 | 380000 | 930 | 600 | 7 | 1940 | 4 | 3773 | No | No | 2217 N 77TH ST |
| 9 | 240210 | 0115 | 11/08/01 | 257500 | 940 | 0 | 7 | 1910 | 4 | 3500 | No | No | 8206 BAGLEY AV N |
| 9 | 779790 | 0020 | 08/16/01 | 249500 | 940 | 200 | 7 | 1941 | 3 | 5000 | No | No | 8404 STONE AV N |
| 9 | 288320 | 1410 | 04/11/01 | 445000 | 950 | 100 | 7 | 1926 | 4 | 4000 | No | No | 7537 SUNNYSIDE AV N |
| 9 | 947320 | 0005 | 11/25/02 | 235000 | 950 | 260 | 7 | 1940 | 3 | 4400 | No | No | 8054 INTERLAKE AV N |
| 9 | 062504 | 9301 | 12/31/01 | 289000 | 960 | 960 | 7 | 1941 | 3 | 3960 | No | No | 8055 WALLINGFORD AV N |
| 9 | 199420 | 0026 | 12/05/02 | 337000 | 970 | 240 | 7 | 1947 | 3 | 4800 | No | No | 8011 BURKE AV N |
| 9 | 681360 | 0916 | 01/02/01 | 275000 | 970 | 0 | 7 | 1950 | 3 | 6076 | No | No | 8012 SUNNYSIDE AV N |
| 9 | 750000 | 0165 | 12/07/02 | 311000 | 970 | 300 | 7 | 1941 | 3 | 5100 | No | No | 321 NE LONGWOOD PL |
| 9 | 681510 | 0195 | 09/27/01 | 285000 | 980 | 980 | 7 | 1947 | 3 | 4000 | No | No | 7737 SUNNYSIDE AV N |
| 9 | 920300 | 0015 | 12/16/02 | 272000 | 990 | 610 | 7 | 1951 | 3 | 4356 | No | No | 7821 MERIDIAN AV N |
| 9 | 948270 | 0520 | 09/18/02 | 309777 | 990 | 370 | 7 | 1926 | 3 | 4320 | No | No | 7510 WINONA AV N |
| 9 | 948270 | 0435 | 12/18/01 | 267000 | 1000 | 0 | 7 | 1926 | 3 | 3652 | No | No | 7422 WINONA AV N |
| 9 | 062504 | 9240 | 06/10/02 | 300000 | 1010 | 0 | 7 | 1930 | 3 | 5805 | No | No | 8035 WALLINGFORD AV N |
| 9 | 779790 | 0060 | 11/21/02 | 307000 | 1010 | 240 | 7 | 1924 | 3 | 6000 | No | No | 8302 STONE AV N |
| 9 | 240210 | 0586 | 05/15/01 | 260000 | 1020 | 200 | 7 | 1941 | 3 | 5500 | Yes | No | 8001 MERIDIAN AV N |
| 9 | 681360 | 0670 | 08/14/01 | 295000 | 1030 | 1030 | 7 | 1949 | 3 | 5580 | No | No | 8012 CORLISS AV N |
| 9 | 240210 | 0675 | 02/15/02 | 349000 | 1040 | 0 | 7 | 1910 | 4 | 6000 | No | No | 8017 BAGLEY AV N |
| 9 | 681510 | 0256 | 12/03/02 | 315000 | 1040 | 270 | 7 | 1954 | 3 | 4000 | No | No | 7708 CORLISS AV N |
| 9 | 288320 | 0510 | 06/26/01 | 335000 | 1070 | 0 | 7 | 1909 | 3 | 2920 | No | No | 7847 STROUD AV N |
| 9 | 567600 | 0135 | 03/26/02 | 308000 | 1070 | 0 | 7 | 1954 | 3 | 3800 | No | No | 1148 N 84TH ST |
| 9 | 681360 | 0560 | 12/10/02 | 312000 | 1070 | 0 | 7 | 1948 | 3 | 5580 | No | No | 8041 SUNNYSIDE AV N |
| 9 | 681510 | 0390 | 04/13/01 | 330000 | 1070 | 320 | 7 | 1951 | 4 | 4000 | No | No | 2220 N 77TH ST |
| 9 | 952810 | 4971 | 07/31/01 | 369900 | 1070 | 0 | 7 | 1926 | 5 | 2750 | No | No | 6802 WOODLAWN AV NE |
| 9 | 952810 | 4590 | 07/12/01 | 304000 | 1080 | 0 | 7 | 1926 | 3 | 4500 | No | No | 6520 LATONA AV NE |
| 9 | 339290 | 0080 | 08/16/01 | 373000 | 1090 | 120 | 7 | 1952 | 3 | 4000 | No | No | 1153 N 83RD ST |
| 9 | 567600 | 0145 | 09/19/01 | 299950 | 1090 | 620 | 7 | 1910 | 4 | 3705 | No | No | 1156 N 84TH ST |
| 9 | 779790 | 0035 | 10/20/01 | 295000 | 1090 | 730 | 7 | 1923 | 4 | 5000 | No | No | 8320 STONE AV N |
| 9 | 288320 | 1225 | 03/28/01 | 400000 | 1120 | 1080 | 7 | 1908 | 4 | 5265 | No | No | 7451 CORLISS AV N |
| 9 | 551160 | 0045 | 05/03/01 | 315000 | 1130 | 0 | 7 | 1926 | 4 | 4590 | No | No | 1122 N 77TH ST |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 9 | 288320 | 1015 | 11/27/01 | 379950 | 1140 | 0 | 7 | 1903 | 3 | 5500 | Yes | No | 2114 N 75TH ST |
| 9 | 551160 | 0165 | 11/29/02 | 405000 | 1140 | 840 | 7 | 1924 | 3 | 4080 | Yes | No | 1334 N 77TH ST |
| 9 | 445980 | 0015 | 01/23/02 | 410000 | 1150 | 0 | 7 | 1928 | 4 | 3648 | No | No | 8205 ASHWORTH AV N |
| 9 | 199420 | 0110 | 03/27/02 | 325000 | 1160 | 200 | 7 | 1923 | 4 | 3160 | No | No | 8046 WALLINGFORD AV N |
| 9 | 240210 | 0265 | 11/21/02 | 270000 | 1170 | 0 | 7 | 1951 | 3 | 4500 | No | No | 8219 BAGLEY AV N |
| 9 | 445980 | 0020 | 04/17/02 | 399000 | 1170 | 0 | 7 | 1926 | 3 | 3648 | No | No | 8209 ASHWORTH AV N |
| 9 | 551160 | 0055 | 11/10/02 | 393000 | 1170 | 1140 | 7 | 1926 | 3 | 4590 | No | No | 1128 N 77TH ST |
| 9 | 288320 | 1600 | 05/08/02 | 365000 | 1190 | 0 | 7 | 1907 | 4 | 4000 | No | No | 7539 1ST AV NE |
| 9 | 948270 | 0455 | 01/03/01 | 334150 | 1220 | 700 | 7 | 1925 | 3 | 4400 | No | No | 7438 WINONA AV N |
| 9 | 551160 | 0535 | 02/21/02 | 390000 | 1230 | 0 | 7 | 1926 | 3 | 4988 | No | No | 1143 N 76TH ST |
| 9 | 681360 | 0960 | 07/10/02 | 335000 | 1230 | 490 | 7 | 1983 | 3 | 3720 | Yes | No | 8034 SUNNYSIDE AV N |
| 9 | 750000 | 0066 | 08/15/02 | 321500 | 1240 | 700 | 7 | 1948 | 4 | 6200 | No | No | 305 NE 77TH ST |
| 9 | 952810 | 5285 | 07/25/02 | 357000 | 1240 | 0 | 7 | 1904 | 4 | 4645 | No | No | 6542 WOODLAWN AV N |
| 9 | 240210 | 0620 | 03/19/02 | 382000 | 1260 | 360 | 7 | 1951 | 3 | 4700 | No | No | 8045 BAGLEY AV N |
| 9 | 681360 | 0565 | 03/10/01 | 352000 | 1260 | 0 | 7 | 1948 | 4 | 5580 | No | No | 8035 SUNNYSIDE AV N |
| 9 | 940280 | 0016 | 09/05/02 | 320000 | 1280 | 0 | 7 | 1926 | 3 | 3610 | No | No | 1344 N 78TH ST |
| 9 | 240210 | 0330 | 05/11/01 | 390000 | 1300 | 0 | 7 | 1918 | 4 | 5000 | No | No | 8218 MERIDIAN AV N |
| 9 | 199420 | 0255 | 12/14/01 | 332000 | 1330 | 1000 | 7 | 1967 | 3 | 4400 | No | No | 1909 N 82ND ST |
| 9 | 681510 | 0205 | 03/13/01 | 322000 | 1340 | 0 | 7 | 1996 | 3 | 4000 | No | No | 7729 SUNNYSIDE AV N |
| 9 | 062504 | 9339 | 06/24/02 | 370000 | 1350 | 260 | 7 | 1954 | 3 | 4050 | No | No | 1112 N 78TH ST |
| 9 | 062504 | 9342 | 10/07/02 | 365000 | 1350 | 1010 | 7 | 1921 | 3 | 7290 | No | No | 8215 WALLINGFORD AV N |
| 9 | 551160 | 0265 | 03/21/01 | 360000 | 1360 | 0 | 7 | 1927 | 4 | 3920 | No | No | 1128 N 76TH ST |
| 9 | 551160 | 0305 | 01/24/01 | 361000 | 1370 | 0 | 7 | 1926 | 5 | 3920 | No | No | 1160 N 76TH ST |
| 9 | 240210 | 0305 | 06/19/01 | 338000 | 1390 | 0 | 7 | 1940 | 3 | 6000 | No | No | 2104 N 82ND ST |
| 9 | 393190 | 0355 | 04/10/01 | 307000 | 1390 | 0 | 7 | 1927 | 3 | 4680 | No | No | 7659 LATONA AV NE |
| 9 | 947320 | 0165 | 11/19/01 | 330000 | 1390 | 370 | 7 | 1927 | 4 | 4920 | No | No | 8043 ASHWORTH AV N |
| 9 | 339290 | 0055 | 03/22/02 | 334900 | 1400 | 470 | 7 | 1920 | 3 | 6000 | No | No | 1137 N 83RD ST |
| 9 | 551160 | 0185 | 09/06/02 | 512000 | 1430 | 0 | 7 | 1924 | 4 | 4000 | Yes | No | 7707 WINONA AV N |
| 9 | 681360 | 0885 | 05/28/02 | 382000 | 1440 | 0 | 7 | 1906 | 3 | 7316 | No | No | 8003 1ST AV NE |
| 9 | 240210 | 0630 | 03/27/02 | 350000 | 1460 | 0 | 7 | 1929 | 4 | 4200 | No | No | 8039 BAGLEY AV N |
| 9 | 393190 | 0305 | 05/17/01 | 465000 | 1470 | 0 | 7 | 1927 | 4 | 3000 | No | No | 7667 LATONA AV NE |
| 9 | 445980 | 0140 | 02/22/02 | 425000 | 1470 | 220 | 7 | 1928 | 4 | 5019 | No | No | 8224 INTERLAKE AV N |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 9 | 681510 | 0350 | 01/09/02 | 422000 | 1470 | 0 | 7 | 1929 | 4 | 4000 | No | No | 7733 CORLISS AV N |
| 9 | 199420 | 0080 | 11/09/01 | 361750 | 1480 | 0 | 7 | 1908 | 4 | 4650 | No | No | 8040 WALLINGFORD AV N |
| 9 | 199420 | 0435 | 10/14/02 | 460000 | 1480 | 0 | 7 | 1929 | 3 | 4588 | No | No | 8044 STROUD AV N |
| 9 | 240210 | 0280 | 08/07/02 | 385000 | 1500 | 610 | 7 | 1986 | 3 | 3000 | No | No | 8211 BAGLEY AV N |
| 9 | 393190 | 0555 | 11/21/02 | 305000 | 1510 | 0 | 7 | 1904 | 4 | 5590 | No | No | 7546 2ND AV NE |
| 9 | 288320 | 0095 | 04/13/01 | 485000 | 1560 | 300 | 7 | 1918 | 4 | 3250 | No | No | 7319 LATONA AV NE |
| 9 | 062504 | 9314 | 07/08/01 | 325000 | 1580 | 0 | 7 | 1993 | 3 | 4900 | No | No | 8234 DENSMORE AV N |
| 9 | 288320 | 1520 | 04/24/02 | 497000 | 1600 | 0 | 7 | 1922 | 4 | 4000 | No | No | 7522 SUNNYSIDE AV N |
| 9 | 393190 | 0295 | 12/19/01 | 435000 | 1610 | 0 | 7 | 1927 | 5 | 3500 | No | No | 215 NE 77TH ST |
| 9 | 414680 | 0135 | 05/21/01 | 282419 | 1610 | 550 | 7 | 1940 | 3 | 6150 | No | No | 8049 INTERLAKE AV N |
| 9 | 288320 | 1100 | 03/15/02 | 405000 | 1620 | 300 | 7 | 1926 | 4 | 4680 | No | No | 7502 BAGLEY AV N |
| 9 | 393190 | 0035 | 05/22/02 | 446500 | 1720 | 580 | 7 | 1909 | 4 | 4125 | No | No | 7549 2ND AV NE |
| 9 | 551160 | 0180 | 07/26/02 | 540000 | 1720 | 0 | 7 | 1924 | 4 | 3880 | Yes | No | 7703 WINONA AV N |
| 9 | 393190 | 0415 | 08/20/02 | 454000 | 1750 | 700 | 7 | 1990 | 3 | 5200 | No | No | 7607 LATONA AV NE |
| 9 | 567600 | 0205 | 04/18/01 | 371000 | 1760 | 0 | 7 | 1998 | 3 | 4040 | No | No | 1111 N 84TH ST |
| 9 | 750000 | 0205 | 07/23/02 | 379900 | 1760 | 0 | 7 | 1910 | 4 | 4590 | Yes | No | 329 NE 76TH ST |
| 9 | 681510 | 0005 | 10/03/02 | 349950 | 1780 | 0 | 7 | 1903 | 3 | 3800 | No | No | 7759 1ST AV NE |
| 9 | 952810 | 4505 | 10/15/01 | 345000 | 1780 | 0 | 7 | 1910 | 4 | 4000 | No | No | 6506 LATONA AV NE |
| 9 | 567600 | 0195 | 04/16/01 | 310000 | 1800 | 0 | 7 | 1910 | 3 | 4040 | No | No | 1119 N 84TH ST |
| 9 | 240210 | 0285 | 08/14/02 | 372500 | 1820 | 550 | 7 | 1986 | 3 | 3000 | No | No | 8207 BAGLEY AV N |
| 9 | 240210 | 0285 | 03/12/01 | 302000 | 1820 | 550 | 7 | 1986 | 3 | 3000 | No | No | 8207 BAGLEY AV N |
| 9 | 750000 | 0210 | 07/12/02 | 375000 | 1830 | 0 | 7 | 1991 | 3 | 4590 | Yes | No | 323 NE 76TH ST |
| 9 | 750000 | 0035 | 09/23/02 | 340000 | 1850 | 0 | 7 | 1908 | 3 | 5925 | No | No | 318 NE LONGWOOD PL |
| 9 | 681510 | 0324 | 09/06/02 | 308000 | 1860 | 0 | 7 | 1986 | 3 | 2807 | No | No | 7757 CORLISS AV N |
| 9 | 920300 | 0150 | 05/03/01 | 579950 | 1870 | 0 | 7 | 1997 | 3 | 5280 | Yes | No | 7716 MERIDIAN AV N |
| 9 | 062504 | 9261 | 02/07/02 | 480000 | 1900 | 0 | 7 | 1939 | 3 | 5450 | No | No | 1303 N 78TH ST |
| 9 | 952810 | 0020 | 10/29/01 | 444143 | 1920 | 0 | 7 | 1908 | 3 | 5170 | Yes | No | 6502 E GREEN LAKE WY N |
| 9 | 288320 | 0205 | 02/27/02 | 475000 | 1930 | 0 | 7 | 1905 | 4 | 4268 | Yes | No | 7411 BAGLEY AV N |
| 9 | 288320 | 1525 | 04/10/02 | 659950 | 2130 | 800 | 7 | 1907 | 5 | 4180 | No | No | 7516 SUNNYSIDE AV N |
| 9 | 952810 | 0315 | 12/23/02 | 550000 | 2230 | 0 | 7 | 1923 | 3 | 6320 | Yes | No | 6666 E GREEN LAKE WY N |
| 9 | 288320 | 0605 | 04/01/02 | 595000 | 2870 | 0 | 7 | 1902 | 4 | 6000 | No | No | 7860 STROUD AV N |
| 9 | 445980 | 0159 | 06/25/01 | 295000 | 1000 | 120 | 8 | 1951 | 3 | 3971 | No | No | 1408 N 82ND ST |

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | AGLA | Fin Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-------------|-----------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 9 | 151730 | 0055 | 05/21/01 | 400000 | 1320 | 0 | 8 | 1929 | 3 | 4343 | No | No | 1142 N 78TH ST |
| 9 | 240210 | 0955 | 07/24/02 | 340000 | 1350 | 700 | 8 | 1960 | 3 | 4829 | No | No | 2202 N 80TH ST |
| 9 | 445980 | 0060 | 02/26/02 | 381000 | 1370 | 0 | 8 | 1928 | 3 | 4923 | No | No | 8239 ASHWORTH AV N |
| 9 | 288320 | 1085 | 03/20/01 | 625000 | 1390 | 0 | 8 | 1902 | 4 | 4900 | No | No | 2004 N 75TH ST |
| 9 | 062504 | 9199 | 08/23/01 | 330000 | 1420 | 0 | 8 | 1926 | 3 | 4770 | No | No | 1722 N 80TH ST |
| 9 | 750000 | 0095 | 10/28/02 | 419000 | 1520 | 330 | 8 | 1947 | 3 | 5100 | No | No | 312 NE LONGWOOD PL |
| 9 | 948270 | 0255 | 05/10/01 | 575000 | 1550 | 700 | 8 | 1934 | 4 | 6432 | Yes | No | 7231 W GREEN LAKE DR N |
| 9 | 948270 | 0310 | 09/12/01 | 460000 | 1640 | 140 | 8 | 1926 | 3 | 4032 | No | No | 7312 KEEN WY N |
| 9 | 952810 | 0030 | 12/05/01 | 555000 | 1680 | 300 | 8 | 1930 | 4 | 3720 | No | No | 2118 N 65TH ST |
| 9 | 288320 | 1840 | 02/04/02 | 322000 | 1720 | 0 | 8 | 1978 | 3 | 1800 | No | No | 7425 LATONA AV NE |
| 9 | 779790 | 0080 | 12/13/02 | 407500 | 1740 | 160 | 8 | 1930 | 4 | 5337 | No | No | 1320 N 82ND ST |
| 9 | 288320 | 1290 | 11/01/02 | 690000 | 1830 | 0 | 8 | 1987 | 3 | 4000 | No | No | 7476 CORLISS AV N |
| 9 | 240210 | 0170 | 09/12/01 | 392000 | 1840 | 820 | 8 | 1996 | 3 | 3000 | No | No | 8242 BAGLEY AV N |
| 9 | 681510 | 0170 | 04/09/01 | 440000 | 1850 | 1920 | 8 | 1966 | 4 | 3724 | No | No | 7757 SUNNYSIDE AV N |
| 9 | 952810 | 4575 | 01/11/01 | 475000 | 2080 | 0 | 8 | 2001 | 3 | 3000 | No | No | 6530 LATONA AV NE |
| 9 | 288320 | 1455 | 03/26/02 | 639000 | 2130 | 0 | 8 | 1996 | 3 | 4000 | No | No | 7501 SUNNYSIDE AV N |
| 9 | 952810 | 0130 | 11/05/02 | 620000 | 2570 | 820 | 8 | 1998 | 4 | 4400 | No | No | 6531 WOODLAWN AV N |
| 9 | 952810 | 4910 | 01/09/01 | 496000 | 2110 | 0 | 9 | 2001 | 3 | 3000 | No | No | 6530 1ST AV NE |
| 9 | 288320 | 0376 | 12/03/02 | 490000 | 1290 | 0 | 10 | 1998 | 3 | 1107 | No | No | 7722 E GREEN LAKE DR N |
| 9 | 288320 | 0378 | 05/15/02 | 620000 | 1560 | 0 | 10 | 1998 | 3 | 2146 | Yes | No | 7728 E GREEN LAKE DR N |
| 9 | 288320 | 0379 | 06/18/01 | 595000 | 1560 | 0 | 10 | 1998 | 3 | 1924 | Yes | No | 7726 E GREEN LAKE DR N |
| 9 | 288320 | 0595 | 03/02/01 | 790000 | 2700 | 840 | 10 | 2000 | 3 | 4744 | No | No | 7854 STROUD AV N |

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 5 | 125720 | 0290 | 02/15/01 | 220000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 125720 | 0790 | 02/20/02 | 321500 | Diagnostic |
| 5 | 125720 | 1075 | 12/14/01 | 291600 | Unfinished living area |
| 5 | 125720 | 1095 | 01/21/02 | 23498 | PARTIAL INTEREST (103, 102, Etc.) DOR Ratio |
| 5 | 125720 | 1130 | 09/25/01 | 230000 | %Complete |
| 5 | 125720 | 2245 | 05/20/01 | 800000 | Diagnostic |
| 5 | 125720 | 2275 | 01/08/02 | 10153 | PARTIAL INTEREST (103, 102, Etc.) DOR Ratio |
| 5 | 125720 | 2430 | 08/28/01 | 570000 | Diagnostic |
| 5 | 125720 | 2500 | 11/12/02 | 137188 | STATEMENT TO DOR, DOR Ratio |
| 5 | 125720 | 3150 | 12/11/01 | 250000 | Box Plot |
| 5 | 335950 | 0306 | 08/19/02 | 350000 | Wrong AV. Prev Sr. Citizen exemption not removed |
| 5 | 335950 | 0425 | 09/27/02 | 271500 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 335950 | 0785 | 11/14/01 | 96055 | QUIT CLAIM DEED; PARTIAL INTEREST |
| 5 | 385690 | 0340 | 01/10/02 | 103854 | PARTIAL INT; RELATED PARTY, FRND, OR NBR |
| 5 | 385690 | 0550 | 11/14/02 | 380000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 385690 | 0790 | 02/12/01 | 645000 | Diagnostic |
| 5 | 385690 | 1475 | 02/23/01 | 235000 | Box Plot |
| 5 | 385690 | 1690 | 01/28/02 | 625000 | Non-Representative Sale |
| 5 | 385690 | 2510 | 09/04/02 | 255000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 385690 | 2980 | 06/28/01 | 355000 | RELOCATION - SALE TO SERVICE |
| 5 | 385690 | 2980 | 07/23/01 | 355000 | RELOCATION - SALE BY SERVICE |
| 5 | 385690 | 3145 | 10/22/02 | 72430 | RELATED PARTY, FRND, OR NBR; & OTHER |
| 5 | 385690 | 3255 | 12/05/02 | 113159 | RELATED PARTY, FRND.. Active Pmt Before Sale |
| 5 | 385690 | 3505 | 10/30/01 | 300000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 385690 | 3870 | 08/18/01 | 110615 | QUIT CLAIM DEED DOR Ratio |
| 5 | 385690 | 4260 | 05/21/01 | 180000 | DOR Ratio |
| 5 | 385690 | 4285 | 01/22/01 | 240000 | Obsolescence |
| 5 | 385690 | 4705 | 07/10/02 | 200000 | QUIT CLAIM DEED; STATEMENT TO DOR |
| 5 | 385690 | 5095 | 10/09/02 | 378000 | Unfinished living area |
| 5 | 385690 | 5205 | 02/26/02 | 165000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 913610 | 0400 | 06/22/01 | 305000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 913610 | 0542 | 03/13/02 | 148716 | DOR Ratio |
| 5 | 913610 | 1628 | 08/06/01 | 320000 | Non-Representative Sale |
| 5 | 913610 | 1696 | 03/26/01 | 365000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 913610 | 2245 | 09/17/02 | 400000 | Box Plot |
| 5 | 913610 | 2466 | 09/12/02 | 320000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 913610 | 2810 | 08/30/01 | 145000 | Non-Representative Sale |
| 5 | 913610 | 2976 | 06/11/02 | 470000 | Diagnostic |
| 5 | 913610 | 2976 | 04/20/01 | 325000 | Diagnostic |
| 5 | 913610 | 3036 | 09/18/02 | 260000 | STATEMENT TO DOR |
| 5 | 922290 | 0055 | 12/24/02 | 185000 | Multi-Parcel Sale |
| 5 | 955020 | 0420 | 12/14/01 | 311000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 955020 | 0510 | 12/26/02 | 358950 | data not correct for this sale |
| 5 | 955020 | 1045 | 11/18/02 | 273000 | Obsolescence |
| 5 | 955020 | 1300 | 04/15/02 | 262000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 955020 | 1360 | 04/01/01 | 329950 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 955020 | 1570 | 09/25/02 | 865500 | Diagnostic |
| 5 | 955020 | 1990 | 03/17/02 | 575000 | Diagnostic |
| 5 | 955020 | 2680 | 10/11/02 | 45638 | PARTIAL INT; RELATED PARTY, FRND, OR NBR |
| 5 | 955020 | 2770 | 04/11/02 | 135000 | Non-Representative Sale |

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 5 | 955020 | 2780 | 11/19/02 | 92500 | DOR Ratio |
| 5 | 955020 | 3335 | 03/22/02 | 76474 | DOR Ratio |
| 5 | 955020 | 4170 | 10/25/02 | 270000 | Diagnostic |
| 5 | 955020 | 4180 | 10/27/01 | 200000 | Non-Representative Sale |
| 5 | 955020 | 4570 | 12/19/01 | 327000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 5 | 955020 | 4660 | 01/10/01 | 229950 | Obsolescence |
| 5 | 955020 | 4680 | 06/01/01 | 300000 | QUESTIONABLE PER SALES IDENTIFICATION |
| 5 | 955020 | 4725 | 05/24/02 | 355000 | Diagnostic |
| 5 | 955120 | 0305 | 08/21/01 | 470000 | Diagnostic |
| 5 | 955120 | 0370 | 04/16/01 | 500000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 955120 | 1215 | 09/19/01 | 618000 | Obsolescence |
| 5 | 955120 | 1355 | 05/21/02 | 290000 | Diagnostic |
| 5 | 955120 | 1575 | 02/08/01 | 13000 | 1031 TRADE; STATEMENT TO DOR |
| 5 | 955120 | 1650 | 09/27/02 | 300000 | Imp Char Changed |
| 5 | 955120 | 1890 | 12/10/02 | 240000 | Diagnostic |
| 5 | 955120 | 2150 | 09/03/02 | 280000 | Diagnostic |
| 5 | 955120 | 2305 | 11/21/01 | 113500 | DOR Ratio |
| 5 | 955120 | 2445 | 05/22/02 | 118993 | STATEMENT TO DOR, DOR Ratio |
| 5 | 955120 | 2890 | 05/08/02 | 610000 | Diagnostic |
| 5 | 955120 | 2905 | 05/28/02 | 730000 | Diagnostic |
| 5 | 955120 | 3050 | 01/29/02 | 725000 | Diagnostic |
| 5 | 955120 | 3080 | 09/07/01 | 726000 | Diagnostic |
| 5 | 955120 | 3130 | 12/03/02 | 327000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 062504 | 9180 | 09/27/01 | 385000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 9 | 062504 | 9249 | 12/11/01 | 152365 | DOR Ratio |
| 9 | 199420 | 0445 | 08/23/01 | 285000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 240210 | 0120 | 12/10/02 | 345100 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 240210 | 0155 | 08/21/02 | 278500 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 288320 | 0515 | 05/07/02 | 225000 | Diagnostic |
| 9 | 288320 | 0828 | 04/20/01 | 745000 | Diagnostic/Incorrect Data |
| 9 | 288320 | 1625 | 05/20/02 | 45000 | Unfinished Area, DOR Ratio |
| 9 | 288470 | 0015 | 08/28/02 | 490000 | Obsolescence |
| 9 | 288470 | 0040 | 02/13/01 | 605000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 288470 | 0085 | 07/18/02 | 475000 | Diagnostic |
| 9 | 339290 | 0185 | 08/26/02 | 152500 | DOR Ratio |
| 9 | 393190 | 0355 | 05/29/02 | 64666 | QUIT CLAIM DEED, DOR Ratio |
| 9 | 414680 | 0145 | 06/11/01 | 305000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 551160 | 0030 | 02/14/01 | 179000 | EXEMPT FROM EXCISE TAX |
| 9 | 551160 | 0040 | 12/26/01 | 268000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 551160 | 0145 | 07/10/02 | 370000 | QUESTIONABLE PER APPRAISAL |
| 9 | 551160 | 0155 | 03/22/02 | 419000 | QUESTIONABLE PER APPRAISAL; FORCED SALE |
| 9 | 551160 | 0345 | 08/07/01 | 145318 | STATEMENT TO DOR, DOR Ratio |
| 9 | 551160 | 0395 | 01/29/02 | 320000 | Non-Representative Sale |
| 9 | 551160 | 0505 | 05/02/01 | 285000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 551160 | 0530 | 06/28/02 | 399950 | Unfinished living area |
| 9 | 681360 | 0330 | 09/18/01 | 440000 | Incorrect Data; remodel not PU |
| 9 | 681360 | 0365 | 03/08/02 | 370000 | Non-Representative Sale |
| 9 | 681360 | 0545 | 02/02/01 | 200000 | Obsolescence |
| 9 | 681410 | 0211 | 12/16/02 | 185000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 9 | 681510 | 0250 | 03/26/02 | 163446 | PARTIAL INT; RELATED PARTY, FRND, OR NBR |
| 9 | 779790 | 0030 | 10/23/01 | 229278 | Diagnostic |

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------|
| 9 | 920300 | 0045 | 10/22/01 | 350000 | neighbor |
| 9 | 940280 | 0020 | 10/16/02 | 357500 | QUESTIONABLE PER SALES IDENTIFICATION |
| 9 | 947320 | 0070 | 04/23/02 | 375000 | Probable remodel not PU |
| 9 | 948270 | 0090 | 10/04/01 | 186416 | RELATED PARTY, FRND, OR NBR; & OTHER |
| 9 | 948270 | 0390 | 10/04/02 | 295000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 952810 | 0901 | 10/24/02 | 435000 | ESTATE ADMIN, GUARDIAN, OR EXECUTOR |
| 9 | 952810 | 1025 | 07/30/01 | 376000 | Imp Count |
| 9 | 952810 | 1025 | 10/10/02 | 579000 | Imp Count |
| 9 | 952810 | 4885 | 08/30/02 | 650000 | box plot |
| 9 | 952810 | 5306 | 12/12/02 | 240000 | EXEMPT FROM EXCISE TAX |